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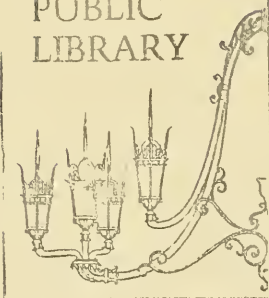
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DRAFT

CITY OF BOSTON

COMMERCIAL SHOPPING AREA SURVEY

VOLUME II

INTRODUCTION

EAST BOSTON

FENWAY-KENMORE

HYDE PARK

JAMAICA PLAIN

MATTAPAN

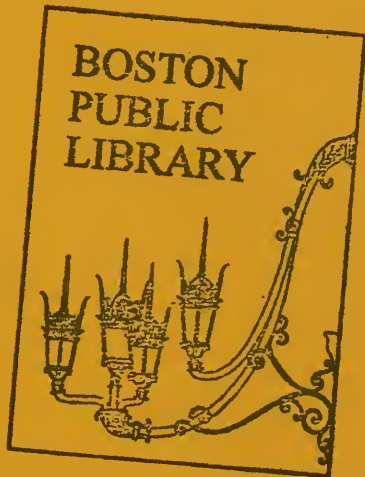
ROSLINDALE

SOUTH BOSTON

SOUTH END

WASHINGTON PARK-MODEL CITIES

WEST ROXBURY



1973

CITY OF BOSTON
COMMERCIAL SHOPPING AREA STUDY

(DRAFT)

II

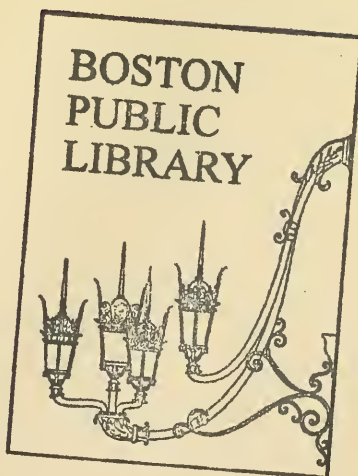




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I. INTRODUCTION

The commercial areas in the City of Boston were examined to determine which areas were in need of increased off street parking facilities, street trees, street furniture, neckdowns, improved pedestrian access and additional street lighting. An attempt was made to determine which areas in need of improvements could be improved at little expense to the City.

Upon examination, it was found that commercial areas in the City fell into three broad categories: regional areas, community areas and local neighborhood convenience areas. For the purpose of this report, the community commercial areas have been singled out as all of these areas are in need of improvements. Most of these areas can be improved by the addition of aesthetic type improvements without involving the private sector. However, it is hoped that such improvements will stimulate private investment and interest in the areas.

The following report contains a list of all commercial areas, a list of the twenty-seven community areas, a capsule summary, and a brief description of each area and maps of each area.

II. SUMMARY AND CONCLUSIONS

The primary purpose of this report is to examine the primary and secondary commercial areas in each district to determine which areas can be effectively improved by the addition of new street lighting, street furniture, neckdowns, off street parking facilities, shopper parks and other amenities. These areas have been examined and determinations have been made. Priorities for improvements to commercial areas within each



CITY OF BOSTON
SHOPPING AREAS



district have been established. These priorities are based on the need for, effect of, and relative cost of improving each area.

The improvements consist only of aesthetic improvements. Actual improvements to physical buildings have not been considered in establishing this program for improvements. The physical condition of the private sector of each area does, however, play a major role in determining the effect of aesthetic improvements on each area. If the area's buildings were badly deteriorated and blighted, they would have a negative effect on any aesthetic improvements. However, if the physical areas were in good condition, the aesthetic impact would probably uplift the area.

Upon examination, it was found that all of the commercial areas studied were in need of some type of improvements. Twenty-seven of the fifty-three commercial areas studied are community centers. It is upon these areas that any improvement program should be focused. Sixteen of these community centers are generally in fair condition, seven areas are in poor condition and four areas are in good condition.

Twenty-two of the twenty-seven community centers have arbitrarily been assigned a high priority for improvements. These areas should be examined by the District Planners to justify this determination. These areas have been assigned a high priority primarily because of the great need for improvements. Some of the areas will remain viable without improvements. These areas are high priority areas because they can effectively be improved with relatively little expense.

The following is a list of the twenty-seven community centers showing the condition and priority for improvements assigned to each area. The District Planners should study these areas and select the area from their districts which they feel should be improved first. This should be the

area which has an urgent need for improvements, can effectively be improved with a modest expenditure of city funds, is most vital to the community and is the area which the residents of the community are most concerned about.

The areas selected for improvements by the District Planners should then be reviewed by the planning supervisor to determine city-wide priorities. From the list of thirteen areas submitted by the District Planners, four or five areas should be selected for immediate improvements. The program for improvements should then be geared to the specific problems of the selected areas.

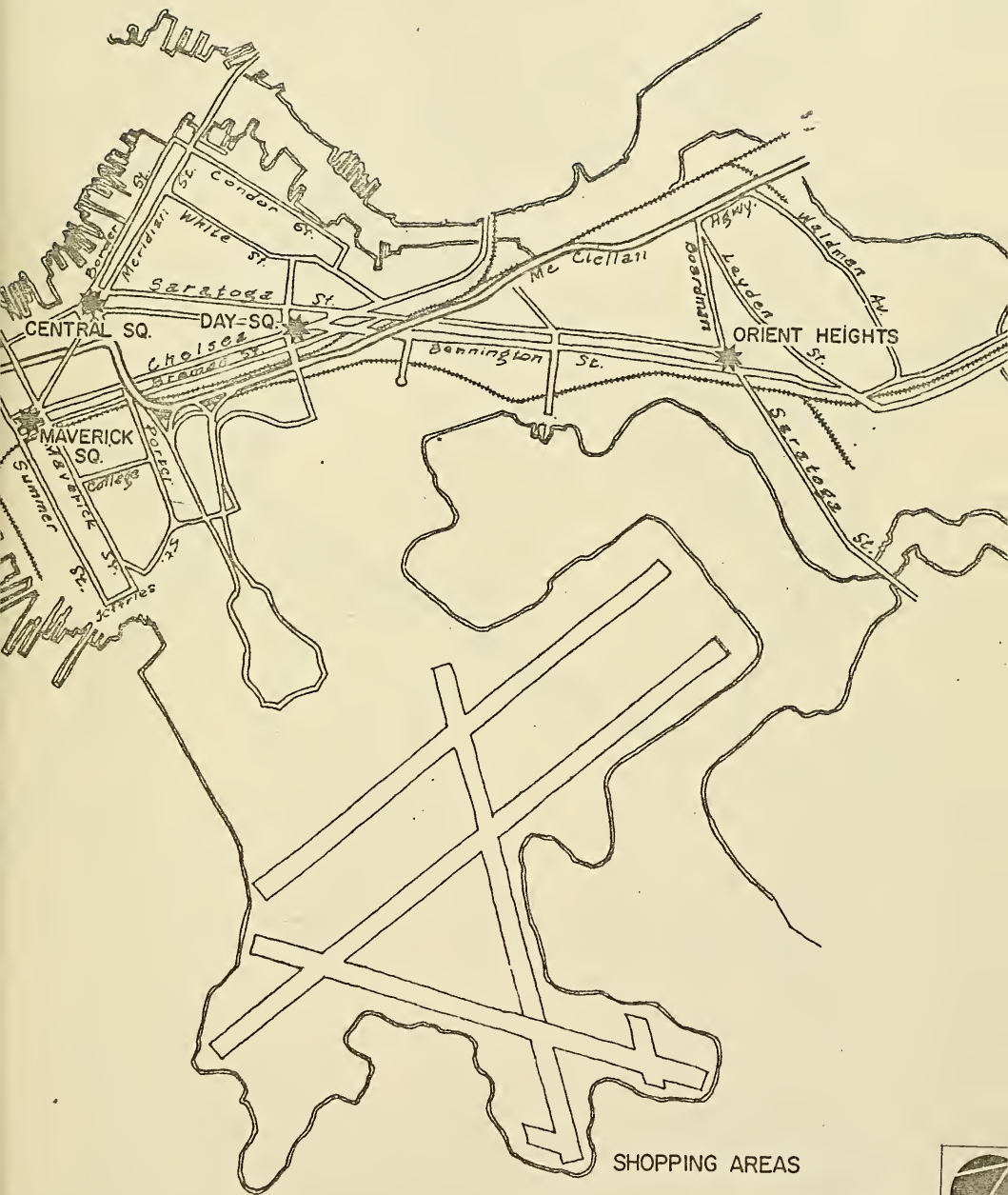
Community Commercial Areas in Need of Improvements

District/Area	Condition	Priority
<u>Allston/Brighton</u>		
Harvard Avenue	Fair	High
Brighton Center	Fair	High
Brighton Avenue	Fair	Middle
<u>Back Bay-Beacon Hill</u>		
Uptown (Boylston/Newbury)	Fair	High
Massachusetts Avenue/Boylston	Fair	High
<u>Central</u>		
Hanover/Salem	Fair	High
Chinatown	Fair	High
Downtown	Good	Low
<u>Charlestown</u>		
Thompson Square	Poor	Middle
<u>Dorchester</u>		
Codman Square	Fair	High
Uphams Corner	Fair	High
Fields Corner	Good	High
<u>East Boston</u>		
Maverick Square	Fair	High
Central Square	Good	High

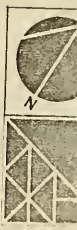
District/Area	Condition	Priority
<u>Fenway/Kenmore</u>		
Kenmore Square	Fair	High
Huntington/Massachusetts Avenue	Poor	Low
<u>Hyde Park</u>		
Cleary Square	Fair	High
<u>Jamaica Plain</u>		
Centre Street	Fair	High
<u>Mattapan</u>		
Mattapan Square	Fair	High
Blue Hill Avenue/Morton Street	Poor	High
<u>Roslindale</u>		
Roslindale Square	Fair	High
<u>South Boston</u>		
West Broadway/Dorchester Street	Fair	High
East Broadway/Emerson Street	Good	Middle
<u>South End</u>		
Washington/Massachusetts Avenue	Poor	High
Tremont (from W. Newton to Berkeley)	Poor	High
<u>Washington Park/Model City</u>		
Dudley Station	Poor	Low
Grove Hall	Poor	Low
<u>West Roxbury</u>		
Centre/Belgrade	Fair	High

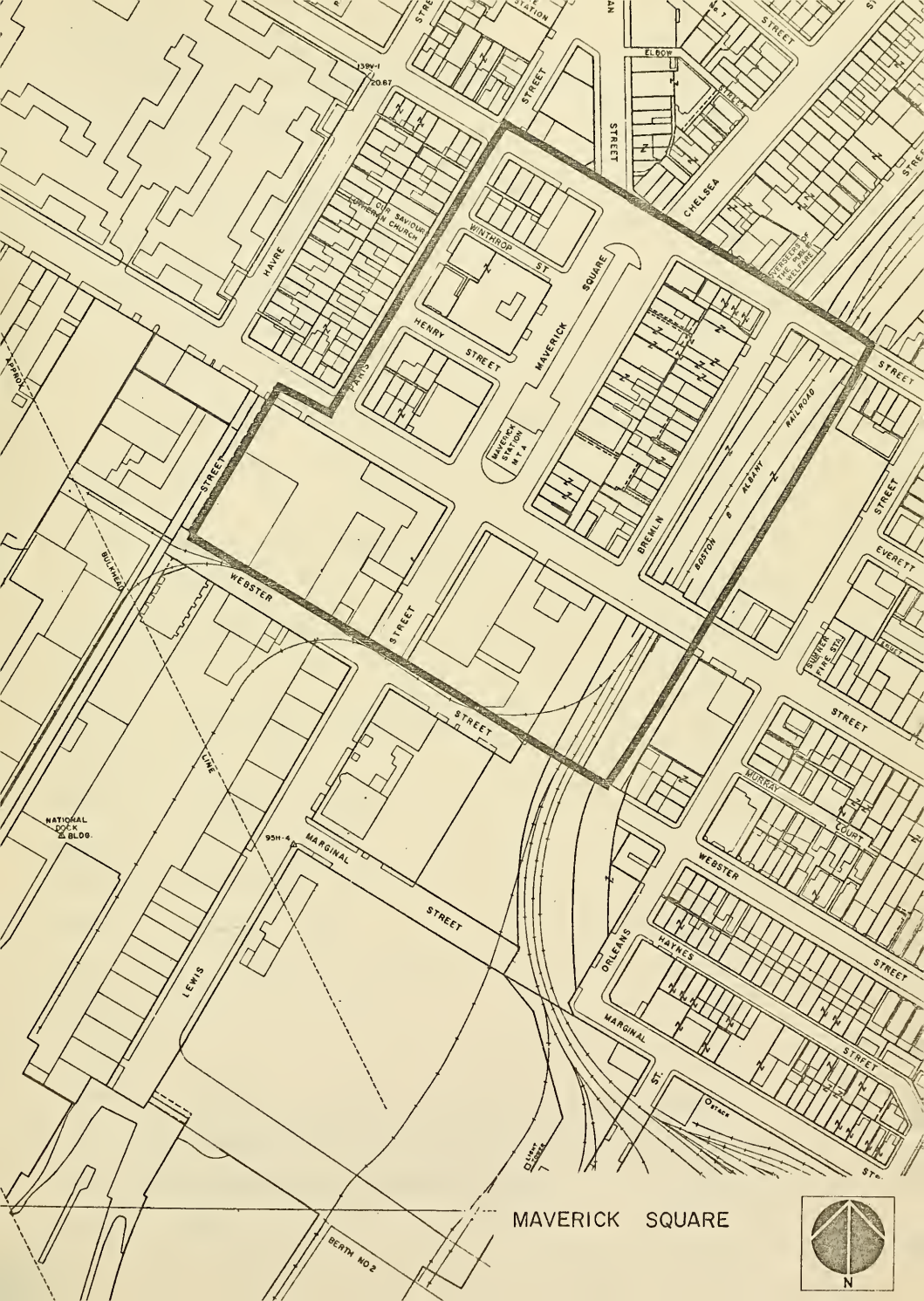
VIII. East Boston

- A. Maverick Square
- B. Central Square
- C. Orient Heights
- D. Day Square



EAST BOSTON





MAVERICK SQUARE



A. Maverick Square

1. Number of acres: six
2. Existing uses: retail commercial customer parking
3. Existing parking areas

OCT 31 1973

a. Private:

1. Rapino Funeral Home
2. 92-108 Maverick Street
3. L. Fine Plastics Co.
4. Hodge Boiler Works

b. Municipal:

1. Island near Little City Hall - 40 meters
2. Curb parking - 20 meters

4. Potential

1. Penn Central side of Brennen Street
2. 88 Bremen Street
3. 92-108 Maverick Street

5. Class "B"

6. Number of Retail Stores: thirty eight
7. Number of Banks: two
8. Number of Apartments: fourteen
9. Number of offices: thirteen
10. Number of gas stations: one
11. Number of vacancies: seven
12. Total number of addresses: eighty five
13. General condition of area: fair
14. Comments:

Parking is available but missues; amenities are lacking. Several N.D.P.'s are scheduled in the area thus Maverick Square will increase in importance and should be treated accordingly.

15. Priority: high

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Maverick Square

A. Description - Size - Location

OCT 31 1973

Maverick Square, with eighty five commercial, office and residential uses, is East Boston's second largest commercial area. Maverick Square itself extends from. The intersection of Meridian Street and Chelsea Street to Sumner Street. The primary commercial area is Maverick Square itself in which thirty-six establishments are located.

B. Types and Number of Stores

The Maverick Square area, although a class B area, does not furnish the basic goods and services usually provided by a community center. The area actually provides convenience goods services which are usually found in a neighborhood shopping area. Maverick Square has a rather large furniture store and several grocery stores however it lacks a large department store and has only one apparel shop on Maverick Street. The area has a rather large number of cafe's and lounges, ten and only thirty-eight retail stores (including the former).

C. Conditions

The overall condition of Maverick Square is fair. However, the area Maverick Square and Sumner Street is in poor condition. This block has a number of vacant and boarded up buildings. This section is scheduled for rehabilitation.

The Maverick Square area is the subject of several housing proposals. New housing is slated to be built on Sumner Street. The rehabilitation of the deteriorated block on Sumner Street is also part of a proposal for the area. With the influx of new housing and the rehabilitation of old buildings the entire area will be upgraded and will probably stimulate private enterprise.

D. Parking

Maverick Square has an adequate number of parking supply of roughly 375 spaces. These consist of 122 short term spaces and 250 long term spaces. These spaces are located in and around the square and some are found in vacant lots which are to be part of the N.D.P. The available parking is so badly abused that a serious parking problem does exist.

Maverick Square has a transit stop, Maverick Station, on the Blue Line, OCT 31

located on the island. The square also has stops on two bus routes, thus the square is a transportation center. Many commuters drive to the square and park wherever they can and take the subway. The area lacks an adequate facility for the commuters thus they park at the island and on the side streets.

There is also an enforcement problem in the area. Many of the existing parking meters are broken or missing thus preventing adequate enforcement of parking violations. Also the lack of working meters has the effect of turning short term spaces into long term spaces.

Since most of the metered spaces are in constant use many - shoppers can't find conveniently located spaces. Many, therefore double park in the square. This causes much congestion and is one of the problems resulting from inconveniently located parking and from the lack of a facility for commuters.

E. Evaluation of viability

Maverick Square may not be a thriving metropolis but it is a viable community of neighborhood commercial area. The viability of the area will be increased with the completion of the several housing proposals. Private enterprise will be stimulated and possibly new goods and services will be available in the square.

F. Priority - Need - Effect

The new housing proposals for the area stress the need for improvements to the area. The area currently has a serious lack of pedestrian amenities which are important in making the square an attractive place to shop. The island in the center of the square offers an area which could easily be turned into a pleasant area for shoppers. Benches, trees, flowers and other amenities could be attractively located so as to enhance the entire area. For both shoppers - and for commuters. Neckdowns and pedestrian walkways are also needed to provide improved access to both sides of the square and to the stores on Meridian Street and Chelsea Street.

The Maverick Square area, already an important area, will increase in importance with the completion of the N.D.P. The area has an existing need and this need will become more pressing unless improvements to the commercial area are undertaken. The Maverick's Square area should have a high priority since the

need is great and the effect can be very visible. The cost of the improvements³¹
e.g. new trees, street furniture, neckdowns and working parking meters, necessary
to increase the viability of the area should not be prohibitive.

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OCT 31 1973

Property in Maverick Square

1	Maverick Cafe
2	Vincents Harbour function room
4-6	Maverick Garden Cafe
5	Restaurant
8	Lee's Pool Parlor
9	Maverick Amusement Co.
11	Vacant
13	Maverick Liquor Inc.
14	Numb's Cafe
16	Vacant
20	Gas Station
25	Italian Imports Dolls
27	Residence
29	Residence
31	Vacant
33	Residence
34	Restaurant
35	Barber Shop
36	Sunnyhurst Farms
37	Vacant
39	Residence
40	Central Market Inc.
41	Residence
44	Maverick Tobacco Co.
45	Watch & Clock Repair
46	Packard Pharmacy
47	Wendy's Lounge
48	Graphic Designer

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OCT 31 1973

50	Gio's Cafe
63	Secatore's Furniture
65	Monte's Sub Shop
67	Residence
69	One Hour Cleaner
73	Dutshey's Fruit Store

Maverick Street

115	Martino's Market
117	Residence
119	Residence
121	Emillios Shoe Repair
123	Social Club
125	Residence
129	Trainor's Cafe
144	Joanne's House of Beauty
146	Real Estate
147	Studio B Hair Stylist
148	Sports Wear
149	Residence
153	Residence
154	State Welfare Department
156	Insurance
157	Athletic Club

Meridian Street

1	Residence
2	National Shawmut Bank
3	Dentist
5	Vacant
7	Accountant
9	Meridian Tobacco

OCT 31 1973

10	East Boston Savings Bank
11	Lee's Fabric Shoppe
13	Sunshine Cafe Baking
15	Residence
17	East Boston Neighborhood Employment Center
18	Lawyer
19	Offices
20	Offices
21	East Boston A.P.A.C.
23	Offices
25	Offices

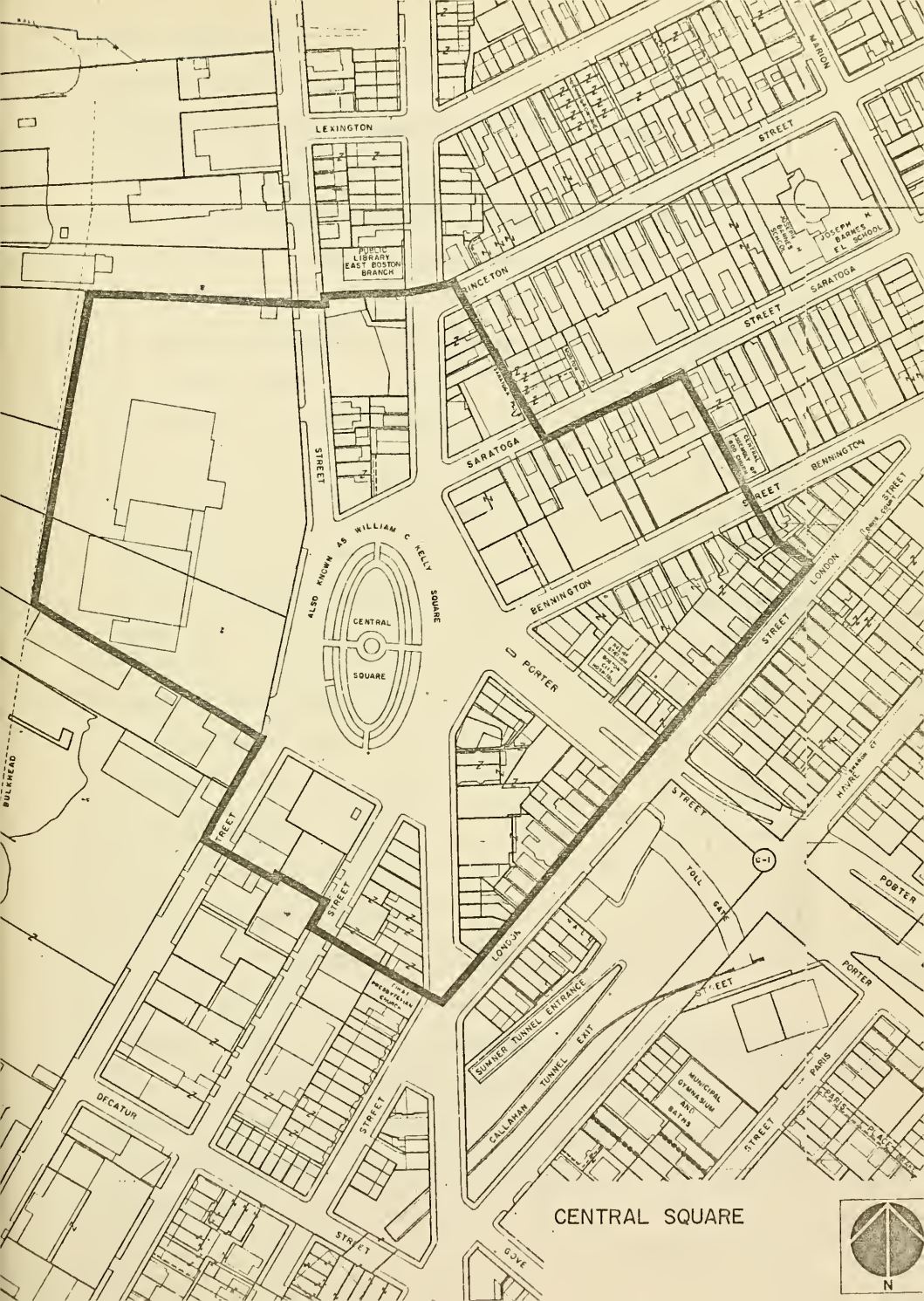
Chelsea Street

6	Calmar Social Club
8	Residence
9	Rappino Funeral Home
10	Florist
12	Insurance
13	Knights of St. George
14	Residence

Sumner Street

182	Hickeys Tavern
184	Vacant
188	Vacant
190	Residence
191	The Island Club
198	Nagler Manufacturing Corp.
199	Sierra Room
201	Vacant
222	Insurance

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CENTRAL SQUARE



B. Central Square Area

1. Number of Acres: Nine
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas:
 - a. Private: Large Liberty Plaza shopping center lot
 - b. Municipal: Island and curb parking on street
4. Potential:
 - a. Opposite tunnel entrance on Porter Street between Havre and London Streets
 - b. Vacant Lot next to 152 London Street
 - c. Fenced in lot between 142-148 London Street
 - d. Border Street across from Liberty Plaza
 - e. Fenced lot next to 153 Liverpool Street
 - f. Area from Decatur Street to Central Square along Bodder Street
5. Class "B":
5. Class "B"
6. Number of Retail Stores: Eighty-five
7. Number of Banks: Five
8. Number of Offices: Twenty-one
9. Number of Apartments: Eight
10. Number of Gas Stations: None
11. Number of Vacancies: Eighteen
12. Total Number of Addresses: One Hundred Fifty Four
13. General Condition of the Area: Good
14. Comments: Central Square is an area with an acute shortage of parking, This could be remedded without great difficulty or expense. Since parking is the only major problem in Central Square the creation of an off street facility should be undertaken.
15. Priority: High

B. Central Square

1. Description - Size Location

Central Square is formed by the junction of Border, Liverpool, Meridian, Bennington, Saratoga and Porter Street. Twenty-five businesses are located within the Square. However, the Central Square commercial includes sections of the above mentioned streets. In the center of the junction is a park with benches and trees for shoppers. Central Square is a modal commercial area of approximately ten acres and 150 businesses, offices, and apartments.

2. Types and Number of Stores

The Central Square commercial area has approximately one hundred and fifty stores, offices and apartments. The area is primarily a retail commercial area with approximately eighty-five retail stores, five banks, twenty-three offices and apartments, twenty vacancies and other uses. Included within the Central Square commercial area is the Liberty Shopping Plaza with six stores. The area has several men's and woman's stores, department stores, grocery stores and other community oriented stores.

3. Conditions

Central Square is basically in good condition. Most of the stores are in good condition and are reasonably well maintained and attractive. The area has some buildings which are in fair to poor conditions. These are primarily located on the fringes of the commercial area. Liberty Plaza (180,000 sq.ft.) is a new shopping center and is privately owned and maintained. The area is very attractive, well maintained and attracts shoppers to the area. Six stores including a supermarket and department store are contained in the plaza. Parking is provided for 154 cars and is also used by people shopping in the general area as well as those exclusively shopping in the plaza.

Central Square has a rather large and attractive park. The park contains benches, trees, flowers and is well cared for. Shoppers, and office workers as well as residents of the area utilize the park.

Central Square is serviced by two bus routes but not by rapid transit. The buses are primarily used by residents and shoppers who walk to the bus stops. Thus, there is no commuter problem within the area.

4. Parking

Parking represents the most serious problem in the Central Square area. The parking supply consists of approximately 90 metered spaces throughout the commercial area and 254 parking spaces in the Liberty Plaza Shopping Center. Many of the parking meters are broken or are missing. The result is that short term spaces become long term and effectively limit the parking supply. The parking spaces in the Liberty Plaza are privately owned and are technically limited for the use of Plaza shoppers only. If this were actually the case, the parking shortage resulting in the area would be more than acute.

As it is, the parking shortage is very severe and municipal facility should be constructed. There are several areas which could be developed for parking. The site bordered by Havre, London and Porter Streets opposite the tunnel entrance has the most potential of all the sites. This site has access from C-1 and is also convenient to the shopping area. The other possibilities are on Liverpool Street, London Street and Border Street.

5. Evaluation of Viability

The Central Square commercial area is viable. The area has attractive shops and stores which serve and which are used by the community. The only existing drain on viability is the acute shortage of available parking.

6. Priority - Need - Effect

Central Square should have a high priority. The only real and pressing need is for increased parking. The area has several vacant lots of which one could be converted into a parking facility without too much difficulty and expense. The effect would be highly visible and beneficial for the area.

CENTRAL SQUARE

3-8	Broadway Stationers
6	Sabo's Men's Clothing
8	Vacant
7	E & J's Restaurant
7	Vacant
9	Karate School
9	Lawyer
11	Sally's Dresses
12	Twiggy's Boutique
13	Central Grille
14	Tina's Beauty Salon
14	Vacant
15	My-Donut Restaurant
16	Credit Union
20	Easy N Elegant Shop Women's Clothing
22	Barber & Beauty Supplies
24	Hosiety Bar
26	Enterprise Co-op Bank
31	East Boston Bargain Center
35	Vacant
36	Meridian Furniture
38	City School Department
64	Boston Edison Appliance
66	East Boston Social Centers
	State Youth Opportunity Center



184	Border Street	Kappy's Liquors
188		Thom McAn's
172		One Hour Cleaners
196		Toi Toi Restaurant
208		First National Bank
210		Rix Discount Center
220		Liberty Market
221		Vacant

120	Liverpool Street	Liverpool Lumber
121		Vacant
147		Auto Body & Auto Rental
150		Box Spring Company
153		Jo Mar Sportswear
155		Vacant
156		Thrifty Rent-A-Car
158		Vacant
160		Auto Body
162		Vacant

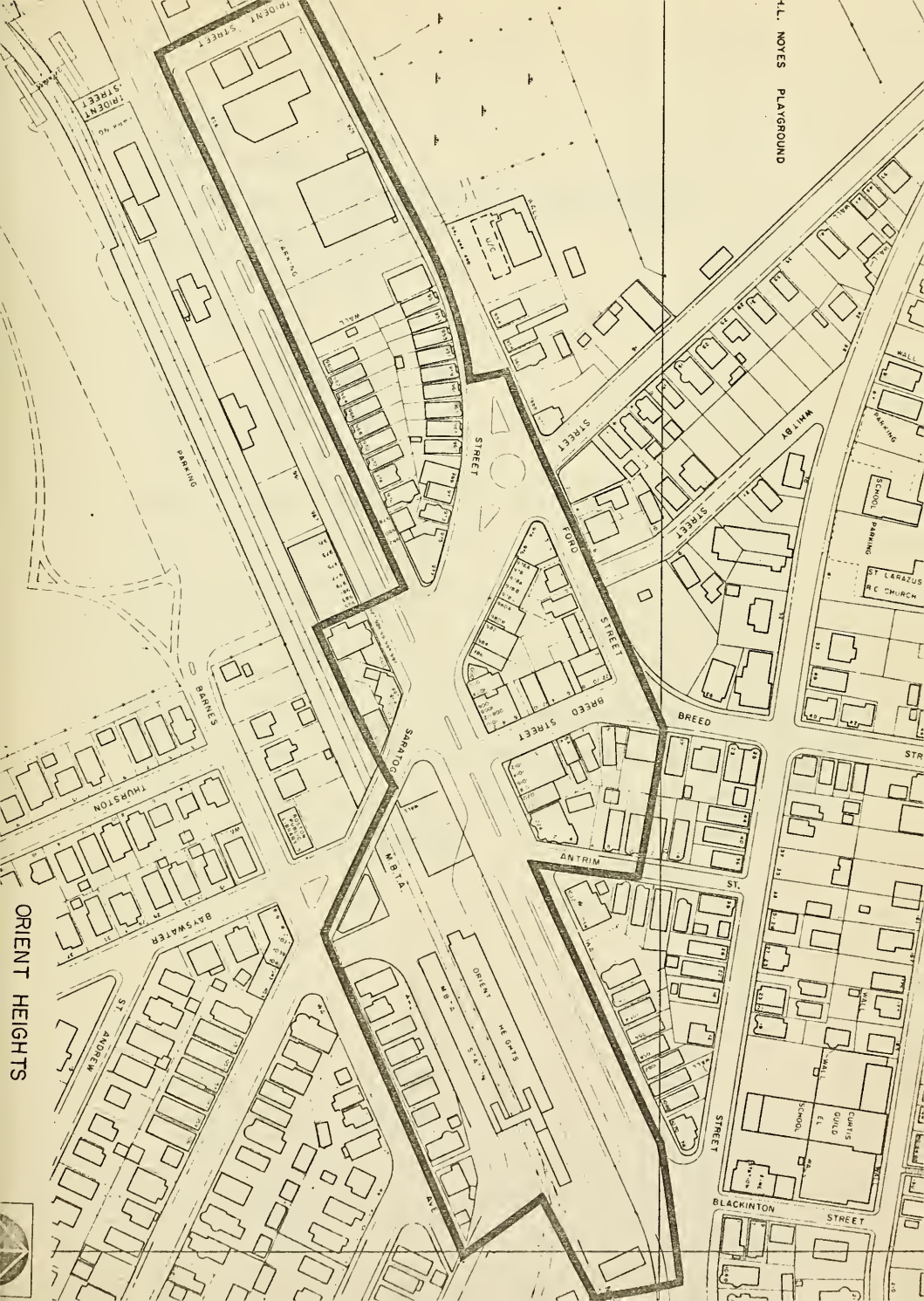
7	Porter Street	Campanell's Fruit
9		Locksmith
11		Central Square Taxi
15		East Boston Drug Clinic
17		Function Halls
19		Dentist
21		Friendly Loan Company
22		Logan Stamp Works

23	Porter Street	Vacant
24		Barber Shop
25		Beauty Pavillion
26		Larry's Fish Market
28		Vacant
30		Residence
32		Fruit Land
1	Bennington Street	East Boston Savings Bank
10		Ma Zells Fabrics
11		Percola's Gift & Appliance
12		Canner Building
13		Travel Agency
16		Brooks Discount Health & Beauty Aids
17		Vacant
18		Atkins's Men's Shop ¹ / ₂
19		Optometrist
20		Lacy's Department Store
21		Physician
23		Lawyer
25		Central Music Supplies
28		Denise's Inc.
29		Pharmacy
30		Hi Style Beauty Salon
31		Tape Center Record Shop
32		East Boston Hobby Shop
34		Residence

36	Bennington Street	Starlight Bowladrome
37		Modern Clinical Lab
41		Tony's Meat Market
43		Real Estate
45		Shoe Repair
46		RobertsSales Furniture
47		Donnie's Beauty Shop
48		Central Assembly of God
51		Residence
52		Mel's Fabric Co.
52a		Bennington Hardware
128	Meridian Street	Adam & Eve Wigs
130		3 Apartments
132		Angelisa's Boutique
134		3 Apartments
136		DI's TV Sales & Services
137		Vacant
139		Hat Shoppe
140		Decatur Social Club
141		Vacant
142		Racket Stores - Kitchen Ware
143		Construction Company
144		East Boston Community Development Corporation
145		Beauty Salon
147		LaFeria Specialty Shop
148		Joseph's Beauty Salon
149		Vacant
150		Optometrist

151	Meridian Street	Residence
153		Jack Fine's Men's Store
154		Vacant
155-157		Hollis Music Studios - Instruments
156		Vi's Restaurant
159		Peter's Imported Fashions
163		Meridian Building
		Al's Shoe Store
		Tello's Women's Clothes
		Beauty SHoppe
165		11 Offices
228		McGrath's Lique
1		11 Offices
165		Hains Jewelry
228		McGrath's Liquors
230		Public Finance
232		Bell's Cafe
234		Vacant
235		Pizza House
236		Residence
237		4 Offices
238		Vacant
240		Seville Sportswear
241		Doctor and Dentist
242		Vacant
243		Veterans & Now Veterans Club

244	Meridian Street	Willis Cafe
245		Lawyers
247		Barber Shop
248		Barber Shop
249		Vacant
251		Vacant
253		Albino's Flower Shop
255-257		Seville Hardware
256		Seville Theatre
259		Vacant
262		Tackle Shop
264		Seville Building
265		Vacant
268-272		Camera Shop
269		Apartments
290		Sew-U-Rug
271		Cheerup Tavern
273		Residence
274		Apartments
275		Barber Shop
276		BPL



D. Orient Heights

1. Number of Acres: 2.6
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Lots:
 - a. First National Lot
 - b. MBTA Lot
4. Number of Retail Stores: Forty
5. Number of Banks: Two
6. Number of Offices: One
7. Number of Funeral Homes: Two
8. Number of Apartments: Fourteen
9. Number of Gas Stations: One
10. Vacant: Six
11. General Condition of the Area: Good
12. Comments: Orient Heights currently suffers from poor traffic circulation and the lack of off-street parking. The addition of amenities, which would improve the aesthetics of the area, would not correct the basic problems.
13. Priority: Low

Orient Heights

A. Description - Size - Location

Orient Heights is a secondary community commercial shopping area located at the junction of Bennington Street and Saratoga Street. The area consists of approximately three acres and seventy establishments. The commercial enterprises are located primarily on Saratoga and Bennington Streets.

2. Types and Numbers of Stores

The Orient Heights shopping area consists of forty retail stores. Two banks, two funeral homes, fourteen apartments, one gas station, six vacancies and one office. The retail stores provide many of the goods and services which are usually found in the larger primary areas. The area contains a large grocery (Stop & Shop) store and several smaller groceries, a furniture store, several apparel stores, a glass company, several drug stores, donut shops, liquor stores, gift shops and restaurants. These stores serve the surrounding community of Orient Heights as well as the immediate neighborhood.

3. Conditions

The commercial area is in relatively good condition. Only six vacancies occur within the area. The majority of the buildings are functioning and are well maintained.

The major problems in the area occur at several intersections and are the direct result of a poor circulation pattern, inadequate parking and the lack of a kiss and ride facility at the M.B.T.A. Station.

The most severe bottle neck in the area occurs at the intersection of Saratoga and Bennington Street, which results in heavy congestion on Saratoga East of the intersection and on Bennington South of the intersection. The congestion is primarily the result of multiple turning actions and the numerous diverse commercial activities which take place at the intersection.

The Saratoga-Bayswater-Barnes Intersection is plagued by congestion due to kiss-ride parking, double parking, local commercial parking and bus and vehicular access to the Orient Heights MBTA station.

The Boardman-Saratoga-Ford Intersection is also poorly designed intersection at which congestion results from local parking, local shipping movements, double parking and heavy left turns without proper storage.

Much of this traffic congestion is a direct result of the inadequate facilities at the Orient Heights MBTA Station for handling vehicular and pedestrian access. The MBTA Station does not have an area for kiss-ride traffic to wait. The MBTA parking on the West side is for MBTA employees only. The park-ride facility is inadequate in size and poorly designed as long walks are required from most of the spaces. Access to both the kiss-ride and park-ride facility is difficult as the only entrance is located off St. Edward Road.

4. Parking

Local parking consist primarily of on-street parking. The First National Parking area and the MBTA. park and fide facility are the only off-street parking lots in the area. Unfortunately, the area lacks available vacant land which could be easily converted to an off-street parking facility. The exiting facilities are inadequate to meet the needs of the shoppers who use the area.

5. Viability

Orient Heights is a viable retail commercial area. Forty retail stores provide the necessary goods and services needed by a dynamic community. Only six stores are vacant at this time. Thus, 13% of the retail store are vacant. However, this can be misleading since there are a total of seventy uses in the area. Using this figure the vacancy rate is 8%. Also these vacancies are rentable. The buildings are not vacant or abandoned.

6. Priority - Need - Effect

Orient Heights is a viable commercial shopping area which is confronted with some serious problems. The cost to correct these problems would be quite expensive; the addition of improvements such as street trees, lighting and amenities would not correct these problems. Thus in this light, the priority for an area such as Orient Heights would be low. The aesthetic improvement of the area would not solve the basic problems of the area. In order to do this, a major change in the circulation pattern as well as the construction of off-street parking facilities and improvements to the MBTA terminal would be necessary.

Orient Heights

BENNINGTON STREET

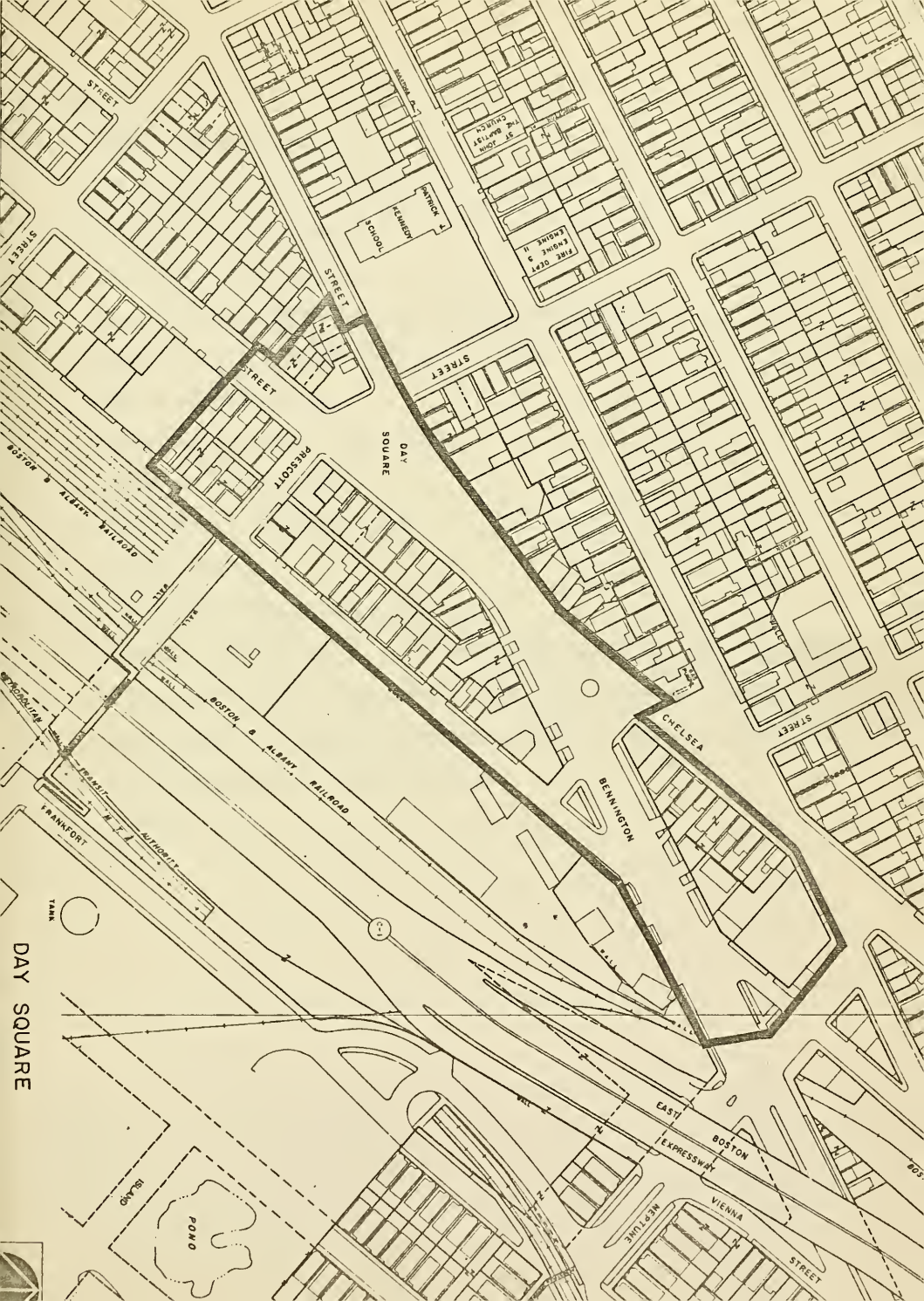
856		Bro-Len Service Center
858		Liquors
917		Funeral Home
931		Gas Station
944		Stop & Shop Grocery
948		State Street Bank
951		Dunkin Donuts
960	Vacant	
962		Residence
964		Residence
965		Kentucky Fried Chicken
966		Residence
968		Residence
969	Vacant	
970		Residence
971		Fashion Village
972		Residence
973		Barber Shop
974	Vacant	
976		Residence
977		Hair Stylist
978		Orient Glass Co.
979		H & R Block
981		Slayton's Furniture
982		Logan Sportswear
983	Vacant	
985	Vacant	

987	Cold Cut Village
991	Liquors
995	Ceramic Studio
1002	Orient Heights 5 & 10
1003	Residence
1004	Residence
1006	Rosetta News & Tobacco
1006½	East Boston Taxi
1006½	Lou's Donut Shop
1008	Apartments
1010	McPherson's Tavern
1012	Byron Drug
1016	Sunnyhurst Farms
1022	Pastry Shop
1024	Residence
1030-1072	Residence

SARATOGA STREET

970	Heights Radio & T.V.
971	Funeral Home
972	Liquors
973	Residence
974	Residence
978	Barber Shop
978A	Enterprize Co-op Bank
978B	Prime's Donut
978C	Beauty Salon
980	Barber Shop
984	Susan's Appara! Shop

986		Marotta's Tavern
999		Cleaners
1001		Beauty Salon
1003		Bridge Restaurant
1007-09		Rinaldi Interiors
1026		Bright Venitian Blind
1028		Hairstylist
1030		Lee's Sub Shop
1032		Custom Wood Working
1034	Vacant	
1035		Orient Liquors
1041		Goody Super Shop Grocery
1042		Residence
1043		Goody Gift Shop
1045		Goody Caterers



DAY SQUARE

E. Day Square

1. Number of Acres: Six
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas:
 - a. Angular curb parking
 - b. Potential: Vacant lot next to 364 Bremont Street
4. Number of Retail Stores: Thirty
5. Number of Banks: Zero
6. Number of Apartments: Twenty-seven
7. Number of Offices: Two
8. Number of Gas Stations: Two
9. Vacant: Twelve
10. General Condition of the Area: Good
11. Comments: Day Square is a secondary commercial area. The area suffers from a lack of off street parking and a large number of vacancies. Improvements to this area should be undertaken. However, not until the primary areas have been improved.
12. Priority: Low

Day Square

A. Description - Size - Location

Day Square is one of East Boston's secondary retail commercial areas. The Square consists of approximately six acres and is located at the intersection of Chelsea Street, Bennington Street and Bremen Street. The area is thus a combination of a corner commercial area and a strip commercial area. The majority of the stores are located on Bremen Street.

B. Types - Number of Stores

The Day Square commercial area consists of seventy-three enterprises. These consist primarily of commercial uses e.g. retail stores, (lounges, taverns, restaurants, tailors, barbers, cleaners) some wholesaling (Bennington Baking Company and Spinnelli Ravioli Company) office and residential uses.

The thirty retail stores include a department store, two hardwares, a builders supply, two gas stations, one variety and other supporting stores. The area therefore is a local area providing supporting goods and services to those which can be obtained in the primary areas.

C. Conditions

The Day Square commercial area is in relatively good condition. The stores are attractive and well maintained. The area does have circulation problems, resulting from the intersection of Bremen and Chelsea Street and the presence of parked cars in the middle of the square. The area could also benefit from the addition of amenities and other superficial or cosmetic improvements.

D. Parking

The lack of adequate off street parking is probably the most serious affecting the Day Square commercial area. There are no off street parking facilities, public or private, existing in the area. The existing parking supply consists entirely of on street parking. There is a vacant lot next

to 364 Bremen Street which could easily be converted into an off street parking facility.

E. Evaluation of Viability

Day Square as a secondary shopping area can be considered viable. The stores are open and do generate commercial traffic. However, the area has a significant number of vacancies: twelve. This is rather alarming. If the buildings remain vacant they will begin to deteriorate and could adversely affect the viability of the area.

F. Priority - Need - Effect

The Day Square area has several needs: increased parking supply, improved street lighting, increased amenities for shoppers and pedestrians and a decrease in the number of vacancies. These needs are serious and steps should be taken to eliminate these needs. However, Day Square is a secondary area and the needs of the primary areas, Maverick Square and Central Square are more serious and are more significant to East Boston than the secondary areas. Thus priority for improvements to the secondary areas should be considerably less than the priority for the primary areas.

DAY SQUARE

202	Bennington Street	Freddie's Market
204		Louis Beauty Salon
206		Residence
208		Residence
210		Residence
212		Residence
214		Residence
216		Residence
218		Residence
219		Residence
221		Residence
223		Residence
225		Residence
226		Residence
228		Residence
229		Residence
230		Pepe's Coiffures
233		Residence
234		Residence
235		Residence
236		Residence
237		Residence
237		Residence
247		Residence
249		Residence

251	Bennington Street	Residence
253		Residence
254		Day Square Novelty
255		Residence
256		Vacant
257		Residence
258		Frank & Kay's
259		Riley's Roast Beef
260		Residence
262		Vacant
264		Vacant
266		Residence
268		Tailors
276		The Shanti Lounge
278		Vacant
280		Cornett Shop
282		Spinelli Ravioli Company
286		Vacant
288		Liquors
290		Ricci Tobacco
292		Maverick Music Studio
293		Residence
294		Harry's Hardware
295		Standard Hardware
296		M & W Club
297		Residence

298	Bennington Street	Barney's Department Store
300		Hair Stylist
301		Residence
303		Vacant
305		Vacant
313		Upholsterer
315		Residence
319		Residence
331		Gas Station
350		Vacant
356		Tavern
360		Tom's Auto Electric Service
427		Wood Island MBTA

364	Bremen Street	Residence
364A		Residence
366		Residence
368		Vacant
374		Residence
376		Residence
398		Residence
400		Residence
404		Auto Body
408		Residence
412		Residence
425		Day Square Builders Supply

417	Bremen Street	Air Cargo Service
419		Gas Station
452		Car Wash
340	Chelsea Street	Associated Fuel
341		Nickki's Bridal Shop
342		Residence
343		Bennington Baking Company
344		Residence
346		Residence
347		Vacant
349		Vacant
351		Newton Investment
352		Residence
353		Barber Shop
354		Residence
355		Beauty Shop
356		Residence
357		Residence
358		Residence
361		Vacant
365		Day Square Door & Window
369		Residence
371		Dentist
373		Florists

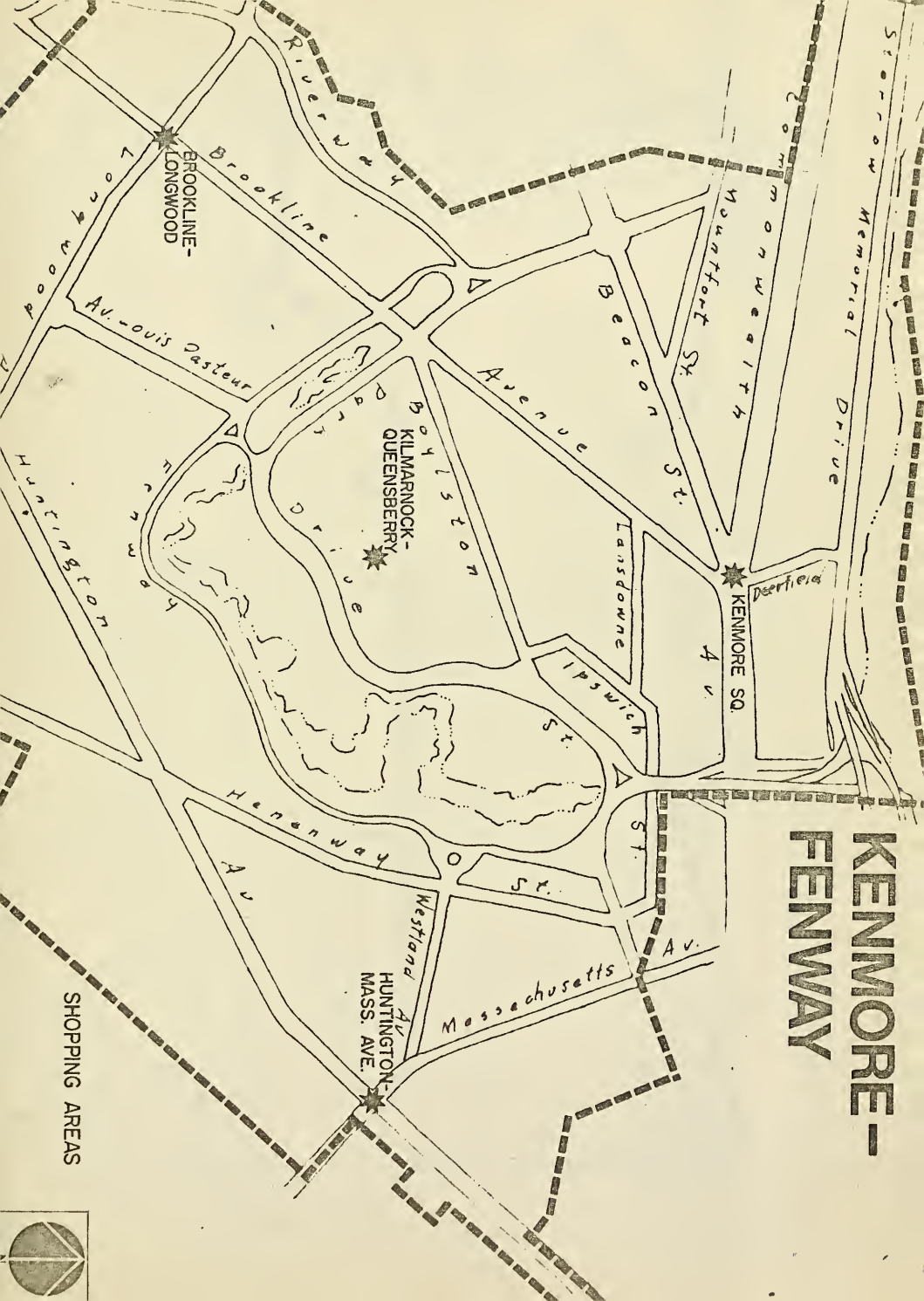
IX. Fenway-Kenmore

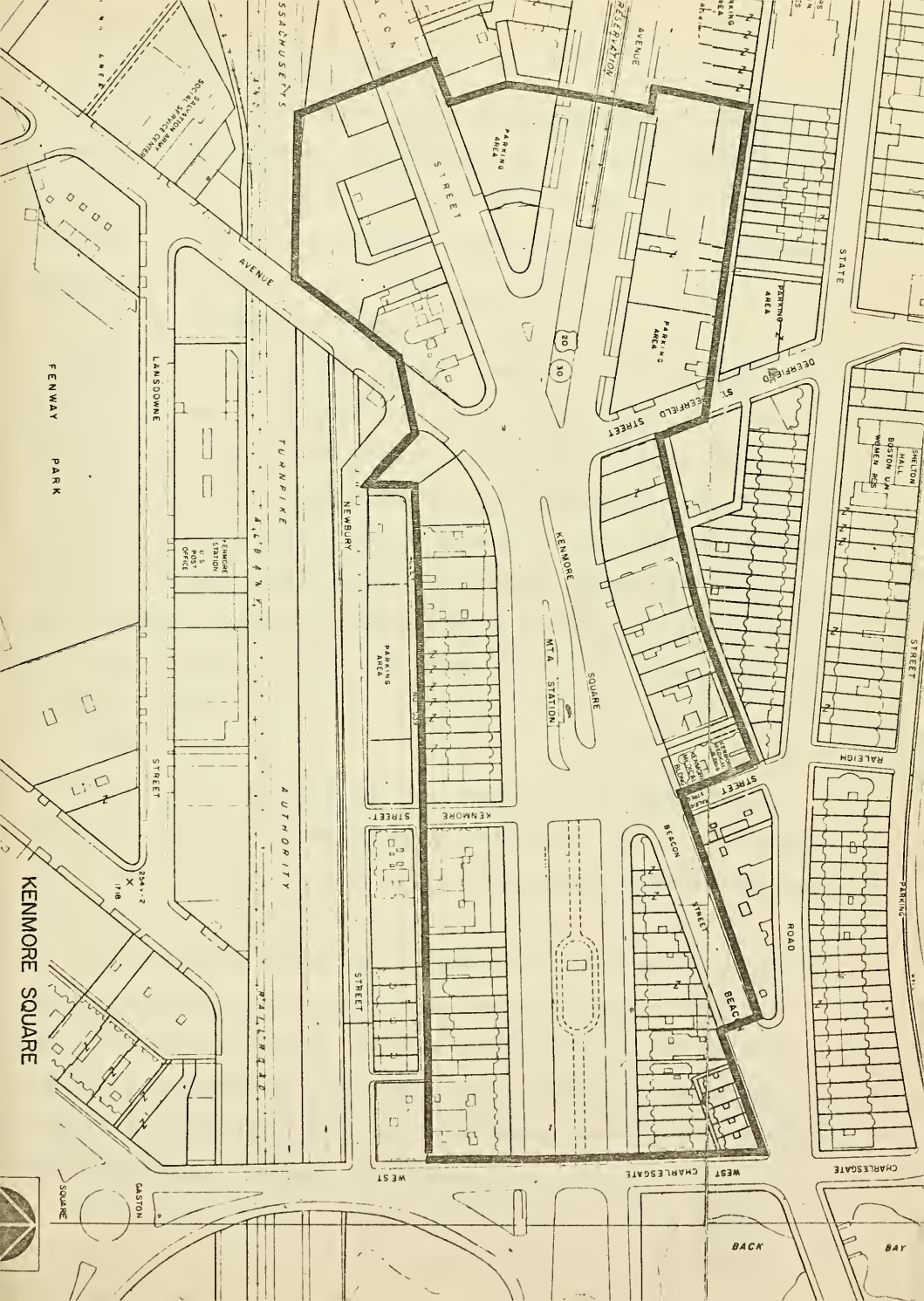
A. Kenmore Square

B. Huntington/Massachusetts Avenues



KENMORE-FENWAY





A. Kenmore Square

1. Description - Size - Location

Kenmore Square is located at the junction of Beacon Street, Commonwealth Avenue and Brookline Avenue. The businesses are located along these streets thus the area is a strip area. The square contains about eleven acres in which general commercial, entertainment, educational, and retail commercial enterprises are located.

2. Types and Numbers of Stores

Kenmore Square is primarily a general commercial and entertainment area. Fourteen restaurants, lounges and nightclubs, one motel, one cinema, one baseball park, and one bowling alley are located in the Square. Honda City, several computer services, the Marcus Press, Barrett Printing Co., Carr Composition Co., Kinetic Systems Inc., an interior decorator and several clinics are examples of the general commercial enterprises in the Square. The retail commercial business is characterized by the small specialty shops; e.g., Music City, Slak Shack and several boutiques which cater to the large number of students in the area.

3. Conditions

Kenmore Square is in relatively fair condition. The nightclubs and lounges are reasonably well maintained and attractive. The other buildings are all in fair to good condition. There are no vacant, abandoned buildings in the area.

The Kenmore Square MBTA Station is the point where the Green Line emerges from underground and becomes three trolley lines, the Boston College Line, the Riverside Trolley Line, and the Cleveland Circle Line. Once the Green Line goes underground stops are reached where connections to the Red Line, Blue Line and Orange Line can be made. Thus Kenmore Square is a transportation Center for students, commuters and shoppers.

The park in Kenmore Square, although adequate could use improvements. Additional benches, trees and lighting would enhance the aesthetic beauty of the area. Improved pedestrian access to the park from the square is also

needed.

4. Parking.

Since Kenmore Square has a number of businesses, clubs and facilities which attract large numbers of people from the metropolitan area. As a result Kenmore Square has a number of parkingg lots which appear to provide adequate parking.

5. Evaluation of Viability

The Kenmore Square area is relatively viable. The commercial area as well as the entertainment areas are viable. There are no vacant abandoned buildings which detract from the area. There are a number of vacancies, however, these stores are not blighted and can be rented at any time.

6. Priority - Need - Effect

Kenmore Square has a need for amenities. The existing park has a need for improvements. The entire area could use improved pedestrian access and amenities. The area has adequate parking. Thus no land is necessary in order to undertake improvements. As a result the cost of improvements, such as benches, street lighting, neckdowns and improved pedestrian access, would not be prohibitive. Thus the priority for this area should be high.

A. Kenmore Square

1. Number of Acres: Eleven
2. Existing Uses: General Commercial, Customer Parking
3. Existing Parking Areas:
 - a. Private
 1. Newbury Street: 2500 s.f.
 2. Deerfield Street: 30,000 s.f.
 3. Deerfield Street: 30,000 s.f.
 4. Brookline Avenue: 35,000 s.f.
 - b. Municipal: On Street
4. Potential: None
5. Class "B"
6. Number of retail Stores: Fifty-three
7. Number of Offices: 17
8. Number of Apartments: 3
9. Number of Banks: Four
10. Number of Gas Stations: Eleven None
11. Number of Vacancies: Eleven
12. Total Number of Addresses: Eighty-nine
13. General Condition of the Area: Fair
14. Comments: This area is more of a general commercial and entertainment area than a retail shopping area. The area does have a park which needs improving. Parking is available in several off street lots.
15. Priority: High

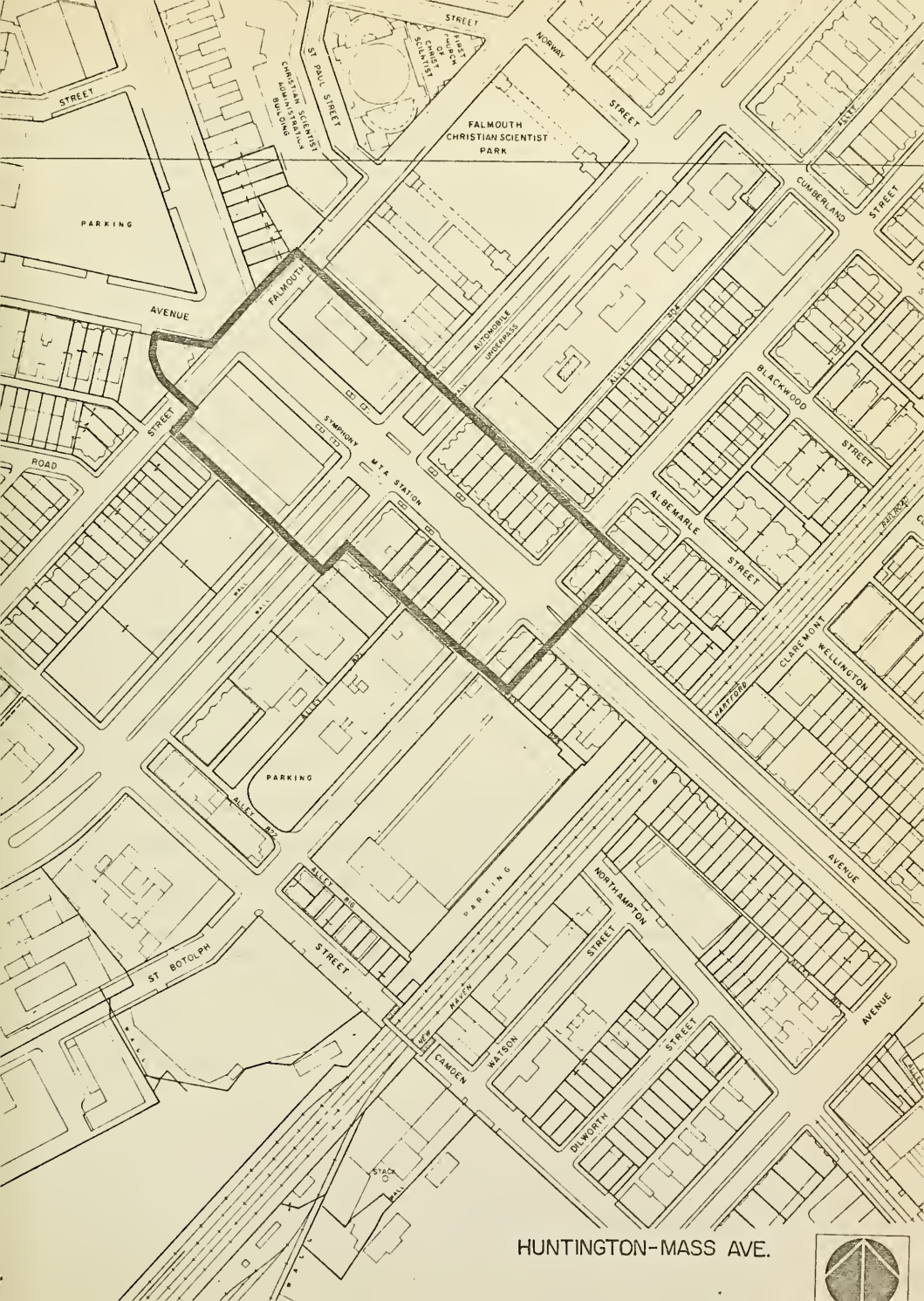
KENMORE SQUARE

632	Beacon Street	Graham Jr. College
636		Kenmore Medical Building
636		Libby's Restaurant
636		Starlite Shop Women's Clothes
636		Podiatrist
642		New England Mercantile Bank
645		Graham Jr. College
646		Call a Computer
648		Dept. of Education
650		Computer Institute
650A		Lynch Liquors
651		Photo Studio
654		Leahy Clinic
650		Kenmore Copy
661	Vacant	
666		
662		Opticians
663	Vacant	
665	Vacant	

500	Commonwealth Avenue	Kenmore Pharmacy
500A		Slak Shack
506		Lawyer
506		Coffee Shop
508		Via Veneto Coiffures
510		Chiropractor
512		Brigham's
512		Kenmore Shoe Repair
514		Kenmore Square Card & Gift Shop
516	Vacant	

518	Commonwealth Avenue	Jeweler
520	Vacant	
520		Drug Store
520		Kenmore Camera
520A		Barber Shop
522		The Woodshed Rurniture
524		The Fatted Calf Restaurant
526		Webb's Inc. Clothing
528		Computer Programming
528		Hotel and Waitress Union
528		TJ's Lounge
530		Mass. Dental Prosthetics
532		Charlestown Savings Bank
533		Dandelion Boutique
533		Lucifers
533		KKK Katey's
533		Kenmore Club
535	Vacant	
536		Apartments
536		Signor Pizza
536		One Hour Martinizing
537	Vacant	
539	Vacant	
540		The Sizzleboard
541		Apartments
541A		New England Music Center
542		National Shawmut Bank
560		First National Bank
565		Scientific Instruments
566		Apartments

575	Commonwealth Avenue	Fenway Commonwealth Motel
580		Apartments
7	Lansdowne Street	Carr Composition Co.
12		Kinetic Systems Inc.
15	Vacant	
35	Vacant	
45		U.S. P.O.
49		Booksellers
70	Vacant	
71		Win-Deco Display Co.
73		Barrett Printing Co.
78		Boston Patriots Football Club
82		Tailor
82		Bowladrome
82		Kings Row
47	Brookline Avenue	Delicatessen
48		Restaurant
51		Bernard Cafeteria
58		Marcus Press
60		Artist
61		Salvation Army
62		Olivers
64		Bowling Alleys
66		Kings Row
68	Vacant	
70		Carreer Academy
72		Stationery Co.
74		Harbor Tool Supply
78		Honda City



HUNTINGTON-MASS AVE.



B. Huntington/Mass. Ave.

1. Number of Acres: seven
2. Existing uses: retail commercial
3. Existing Parking Areas: private
 - a. St. Botolph Street
 - b. 200 Huntington Ave.
- Municipal:
 - a. on street only
4. Potential: None
5. Class: "B"
6. Number of retail stores: forty four
7. Number of banks: five
8. Number of Offices: nine
9. Number of Apartments: twenty seven
10. Number of gas stations: none
11. Number of vacancies
12. Total number of addresses: one hundred twenty
13. General condition of the area: poor
14. Comments: This is an area which has many problems and is deteriorating. The area lies within an urban renewal project and plans for this area are contained in the urban renewal plan.
15. Priority: low

B. Huntington/Mass. Ave.

1. Description - Size - Location

The Huntington/Mass. Ave. area is located in the Fenway Urban Renewal area. The commercial area lies between Falmouth Street and Saint Botolph Street. Included within this area are Symphony and Horticultural Halls and the Boston Arena. The recently completed church park project is adjacent to this area.

2. Types and Number of Stores

The Huntington/Mass. Avenue commercial area is a local shopping area. The area is served by five banks and several groceries. The area is not served by a large department or furniture stores, although it is served by several small clothing and apparel stores.

The area is served by forty four retail stores. Many of these are cleaners, beauty parlors, barber shops and restaurants. Approximately ten of the stores are vacant. The area also has a large number of apartments and offices.

3. Condition

The area is deteriorating and much of it is blighted. Huntington Avenue is scheduled to be widened and improved. The area also lacks amenities and could use additional parking. The area is currently the cause of a large amount of concern by the Fenway residents. Recently residents of the area have voiced strong opposition to Church Park and to the BRA. Any improvements to this area should coincide with the desires of the residents.

The Christian Science Church owns land parcels on two corners of Huntington/Mass. Ave. The church has proposed that two residential towers, one exclusively for the elderly, be built by private developers. The ground floors of these towers would house new commercial interests which would replace the stores and services displaced by the current construction

of Church Park. The church is also encouraging private development to invest in the perimeter area.

4. Evaluation of Viability

The Huntington/Mass. Ave. area, although deteriorating, is still viable. The area does provide many of the necessities needed by the community such as groceries, and convenient items.

5. Priority

The priority of the area for improvements is low. The area will probably function for sometime to come without major improvements. At this time the addition of minor improvements such as street trees, lighting, and amenities would have virtually no effect on the area.

HUNTINGTON/MASS. AVE.

MASS. AVE.

200	Christian Science Publishing
220	Union Federal Bank
222	Church
224	Evans Inc. Men's Clothes
226	Vacant
228	Apartments
230	Apartments
232	Vacant
234	Apartments
236	Vacant
240	Waters Stationary
242	Apartments
242A	McMahon Hardware
244	Dorothy's Hat Fashions
244B	Apartments
246	Dunkin Donuts
248	Apartments
250	Apartments
252	Sandwich Shop
254	Apartments
256	Realty
258	Apartments
260	1776 House
262	Apartments
264	Woringman's Bank
265	Shawmut Bank

MASS. AVE.

266	Apartments
268	George's Inc. elec. appliances
270	Folsom's Lobster Mart
272	Apartments
274	Apartments
278	Hutchinsons Super Market
280	Apartments
282	Apartments
284	Caylen Shoes
300	Horticultural Hall
310	Playground
311	Symphony Hall
327	Vacant
329	491's Restaurant
331	Gilberti Jewelers
331A	Apartments
331B	Mike's Key Shop
333	Apartments & Vacant commercial floor
335	Liquors
337	Kyoto Restaurant
339	Church
341	Apartments
345	Winsor Tap Room
350	Vacant Land
351	Economy Hardware
353	Apartments
355	Apartments
356	Vacant Land
357	Apartments

MASS. AVE.

359	Apartments
361	Apartments
363	Apartments
364	Vacant Land
365	Apartments
367	Apartments

HUNTINGTON AVE.

120	The Colonnade
140	Suffolk Franklin Bank
200	Parking
209	Church Park
220	Midtown Motor Inn
231	Administration Building
234	Vacant
236	Offices
238	First National Bank
242	Vacant
246	Symphony Chambers
248	Flower Shop
250	Ann's Cafeteria
251	Symphony Hall
252	Symphony Cinema
253	State Div. of Emp. Security
255	Offices
255A	Vacant
256	Office
257	Yankee Electronics

259	Lee's Millinary
261	Vacant
263	Rayburn Music Corp.
264	B. U. Theatre
267	Vacant
266	Work Sample Center
267	Vacant
270	Apartments
271	Mass. Radio School
277	The Open Door
280	The Lobster Claw Restaurant
280	Topps Steak House
281	Mayflower Groceries
285	Art School
287-289	Mc Donald's
290	Conservatory
291	Pharmacy
293	Hayes-Bickford
294	Brown Hall
295	The Gainsborough Building
297	Cleaners
301	Huntington Market
303-305	Barber/Liquor
307	Huntington Hotel
309	
311	Realty
313	Baskin Robbins
315	Mother Music
317	Apartments
321	Webbs for men

HUNTINGTON AVE.

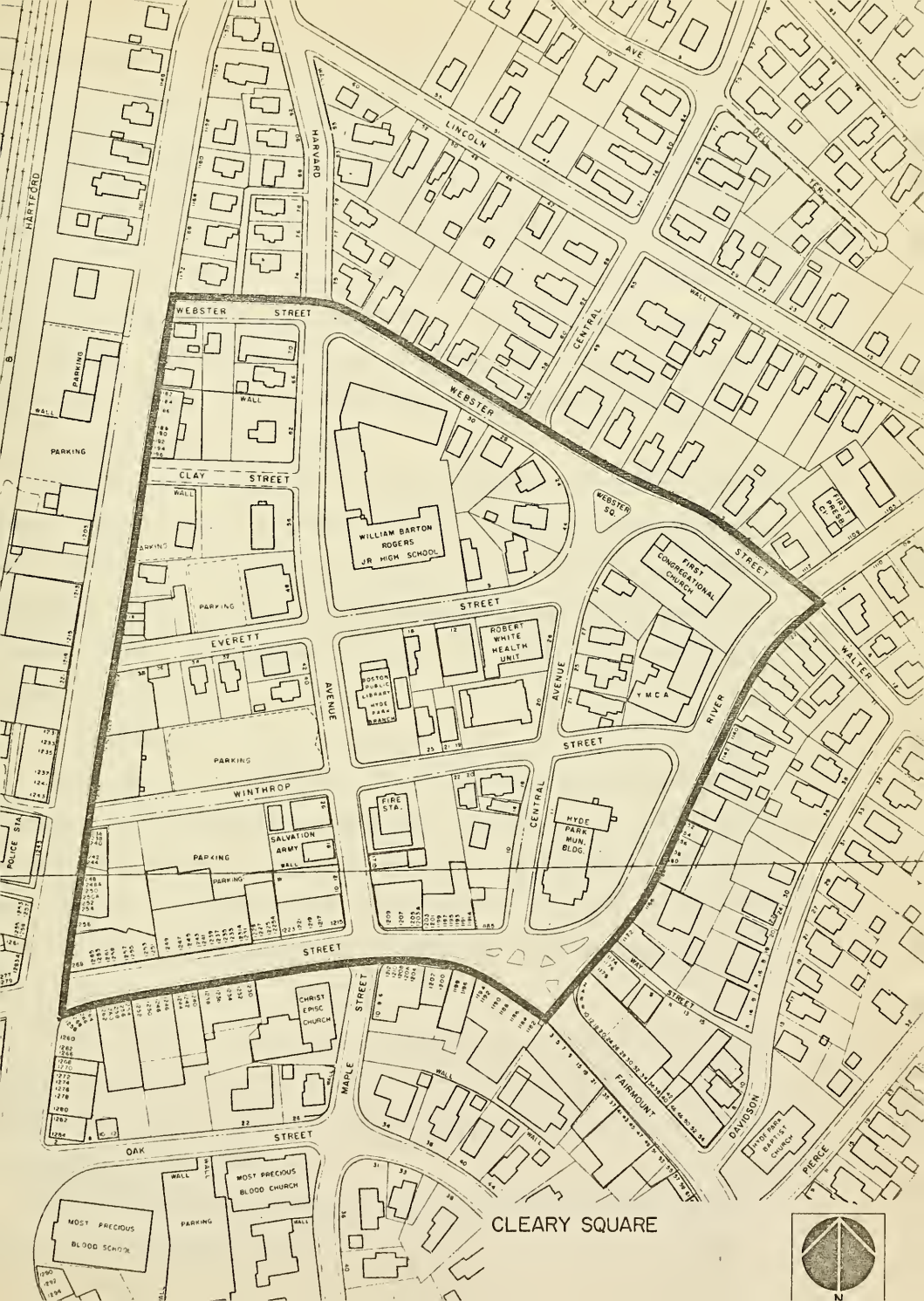
323	Brighams
325	Amusement Center
327	The Game Room
337	Cash &
310	Northeastern

X. Hyde Park

Cleary Square

A. Cleary Square

1. Number of Acres: Approx. 20.2
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Lots: Two (1.1 acres)
 - a. Private: One
 - (1) Merchants lot, 65 spaces on Harvard Street, 30,000 sq. ft.
 - b. Municipal: One
 - (1) Harvard Avenue and Winthrop Street, 45 spaces, 26,250 sq. ft.).
 - (2) 25 spaces adjacent to the Fire Station 1,750 sq. ft.
4. Potential: Two (11,250 sq. ft.)
 - a. Hyde Park Savings (10,250 sq. ft.)
 - b. Lot on Fairmount St.
- 5.
6. Number of Retail Stores: 100
7. Number of Banks: 5
8. Number of Offices: Twenty Three
9. Number of Apartments: six
10. Number of Gas Stations: one
11. Number of Vacancies: 12
12. Total number of addresses: one hundred fifty-nine
13. General Conditions: Fair
14. Comments: Cleary Square has several problems: insufficient parking, inadequate amenities and pedestrian access. This area should be studied and solutions found for these problems.
15. Priority: High



CLEARY SQUARE



Cleary Square

A. Description - Size - Location

Cleary Square, the primary commercial area in Hyde Park, is comprised of Hyde Park Ave., River Street, Fairmount St., Winthrop St. and Everett St. The area approximately one-half mile square with the focus at the intersection of River St. and Hyde Park Ave. The commercial uses are concentrated along River St., Hyde Park Ave. and Fairmount St. The buildings are generally attached and form continuous facade along each block. A wide variety of stores are located in the area; not many of the stores are vacant.

B. Types and Numbers of Stores

There are approximately 170 Commercial uses in Cleary Square including public, retail commercial, office, and vacant buildings. The area has a wide variety of business which serve the community and which supply the goods and services needed. The area is served by several furniture stores, clothing stores, specialty shops, grocery stores, drug stores, and several doctor's and dentists.

C. Conditions:

Cleary Square is an older area of considerable size, and as such the condition of the structures varies greatly. In general, it can be said that conditions range from fair to good, with only a small number of buildings in poor condition. The majority of the buildings in the heart of the commercial area along River Street are in fair condition, as such some improvements are necessary to prevent their decay.

Cleary Square is a nodal type commercial area. The Square consists of several outlying streets and core area. The core or heart is located on River Street and is flanked by stores on Hyde Park Ave., Winthrop Street, Harvard Ave. and Fairmount Ave.

The major stores are located in the core and the supporting stores on the secondary streets.

D. Parking

Parking, or rather inadequate and inconveniently located parking, is

probably the most serious problem in Cleary Square. The existing supply consists of 135 private spaces and 87 municipal spaces. These spaces are almost always filled to capacity. The merchants lot located behind the stores on River Street is privately owned and is constantly filled as is the municipal lot on Winthrop Street.

Signs directing the public the lots are severally lacking. Also the maintenance of the municipal lot is shoddy. This lot should be upgraded and new signs and parking meters installed. The area should be studied and possibly a new facility constructed in the area.

E. Evaluation of Viability

The Cleary Square commercial area is the primary shopping area of Hyde Park. It provides the goods and services needed by the community and the community shops there. The square is viable, however, Cleary Square is an older area and in order to remain viable and to continue to meet the needs of the community, improvements are necessary.

Improvements to the physical areas as well as aesthetic areas are necessary. Many of the buildings which are in fair condition should be upgraded. Also physical improvements such as additional street lighting, street and sidewalk improvements, additional parking facilities, and improved circulation patterns should be undertaken.

In addition, amenities for shoppers should be added. Neckdowns and improved pedestrian access should be provided to allow shoppers to circulate easily from store to store, from street to street and from parking area to store. Street trees and benches should also be added and possibly a shoppers park could be created.

~~F. Priority - Need -~~

F. Priority - Need - Effect

Cleary Square has a need for improvements as noted the area has a severe parking problem, lacks sufficient pedestrian amenities and also has a need for a maintenance program which would upgrade and maintain the buildings.

This area should be considered a high priority area as it as problems which could cause the area to decline. The area is a viable and important commercial area and efforts should be made to increase its viability and its importance.

Property in Cleary Sq. -- Hyde Park

RIVER STREET

1.	1148	.....	Physician
2.	1150	.....	Physician
3.	1154	.....	Cafe
4.	1166	.....	Funeral Home
5.	1172	.....	Hyde Park Co op Bank
6.	1172	.....	4 Offices
7.	1176	.....	Commonwealth Gas Co.
8.	1179	.....	Municipal Building
9.	1185	.....	Vacant
0.	1191	.....	Fund's Auto Store-Auto Parts
1.	1193	.....	Barber Shop
2.	1195	.....	Collins Restaurant
3.	1196	.....	Hyde Park Savings Bank
4.	1197	.....	International Coiffure
5.	1200	.....	Real Estate & Insurance
6.	1202	.....	Emmanuel's Luncheon Coop
7.	1203	.....	The Shoe Rack
8.	1204	.....	Hyde Park News Agency
9.	1205	.....	Norge Laundry & Dry Cleaning
0.	1205a	.....	Offices
1.	1206	.....	Central Paint & Supply
2.	1207	.....	Cleary Square Auto School
3.	1209	.....	Delicatessen
4.	1212	.....	Betsy's Fashion Fabrics
5.	1219	.....	First National Bank of Boston
6.	1220	.....	Christ Church
7.	1225	.....	Wholesale Rug & Pa
8.	1227	.....	Carroll Perfume
9.	1229	.....	One Hour Cleaning
0.	1230	.....	Rix Discount Center
1.	1231	.....	Sylvia's Card & Gift Shop
2.	1232	.....	Public Finance Co.
3.	1233	.....	Pilgrim Licquors
4.	1234	.....	Vacant
5.	1235	.....	Beauty Shop
6.	1237	.....	McCory-McClellan Dept. Store
7.	1238	.....	Donut Shop
8.	1240	.....	Beauty Parlor
9.	1242	.....	Lynch's Drug
0.	1243	.....	Waterman Block Building
1.	1244	.....	Roberts Jewelry
2.	1245	Lodgen's Market	Lodgen's Market
3.	1248	.....	W. T. Grants
4.	1251	.....	Foss Shoe Store
5.	1253	.....	River Beauty & Barber Supply
6.	1257	.....	Beneficial Finance
7.	1259	.....	Jackies Bakery
8.	1260	.....	Jem's Five & Ten
9.	1261	.....	Zloan Studios
0.	1263	.....	Brigham's

RIVER STREET

51.	1266	Vacant
52.	1267	Ann's Apparel
53.	1268	Hyde Park Tobacco Co.
54.	1270	Pappa Gino's
55.	1277	Markann Drug
56.	1279	Real Estate
57.	1279a	Optomotrist
58.	1281	Cleary Sq. Market
59.	1283	Audrey Jean Fashions
60.	1285	Manhattan Formal Wear
61.	1295	Vacant
62.	1297	1297 Lounge Restaurant

HARVARD AVE.

63.	15	Brennan's Tavern
64.	16	Salvation Army
65.	17	Hyde Park Dental Lab.
66.	35	Boston Public Library
67.	38	Parking Lot
68.	40	Residence

WINTHROP STREET

69	30	Fire Dept.
70.	38	Ada's Beauty Shop
71.	39	Municipal Parking
72.	40	Pet Plaza Pet Shop

HYDE PARK AVENUE

73.	1184	Hyde Park Tavern
74.	1187	Automotive Center
75.	1192	Commercial Automotive
76.	1201-1205	Harwich Lithograph
77.	1206	Gas Station
78.	1210	Lawyer
79.	1214	Tribune Publishing Co.
80.	1215	New Eng. Tel. & Tel. Garage
81.	1217	Better Equipment Co.
82.	1219	Landa Tobacco Co.
83.	1220	U. S. Post Office
84.	1226	Vacant
85.	1227	Tavern
86.	1229	Lamps Inc.
87.	1231	Bowling Lanes
88.	1233	Vacant
89.	1234	Vacant
90.	1236	Lacy's Beauty Salon
91.	1238	H. P. Music Center
92.	1242	Suburban Building L& Remodeling

HYDE PARK AVENUE (Continued)

93.	1248	Restaurant
94.	1250a	Cleary Sq. Tavern
95.	1252	GAC Tax Returns
96.	1253	Boston Lamp Co.
97.	1257	Beauty Shop
98.	1260	Cleaner's
99.	1261	Mahoney's Liquors
00.	1262	Judy's Donut Shop
01.	1263	Barber Shop
02.	1263a	Vacant
03.	1266	Boston Edison
04.	1267	Top Dollar Market
05.	1270	Insurance
06.	1269	Hyde Park Sporting Goods
07.	1272	Park Clothing
08.	1273	12 Apartments
09.	1276	13 Caulyrama
10.	1277	Bar ..
11.	1279	Chinese Kitchen Caterers
12.	1284	Wongs Laundry
13.	1287	Barnes Bros. Furniture

FAIRMOUNT AVE.

14.	1	Fallon's Pharmacy
15.	2	H. P. Radio Exchange
16.	3	Circle Barber Shop
17.	4	Insurance
18.	5	Vacant
19.	6	Walter Peterson Jeweler
20.	7	Optomotrist
21.	8	11 Apartments
22.	9	Vacant
23/	10	Robaal Printing Co.
24.	12	Barber Shop
25.	15	Offices
26.	17	Pixie Cinema
27.	18	Christian Science Reading Room
28.	20	Bil-Dit Ins.
29.	21	Vacant
30.	24	Residence
31.	26	Used Furniture
32.	28	3 Apartments
33.	30.	Vacant
34.	32	Hyde Park School of Dance
35.	34	Barber Shop
36.	35-37	K of C
37.	36	Yarn Shop
38.	38	Vacant
39.	40-42	Bogen Screw Machine
40.	41	Physician
41.	43	Insurance
42.	45	Masonic Temple
43.	48	Cooper's Jewelry Gift Shop
44.	49	Bay State Television
45.	50	Pizza Village

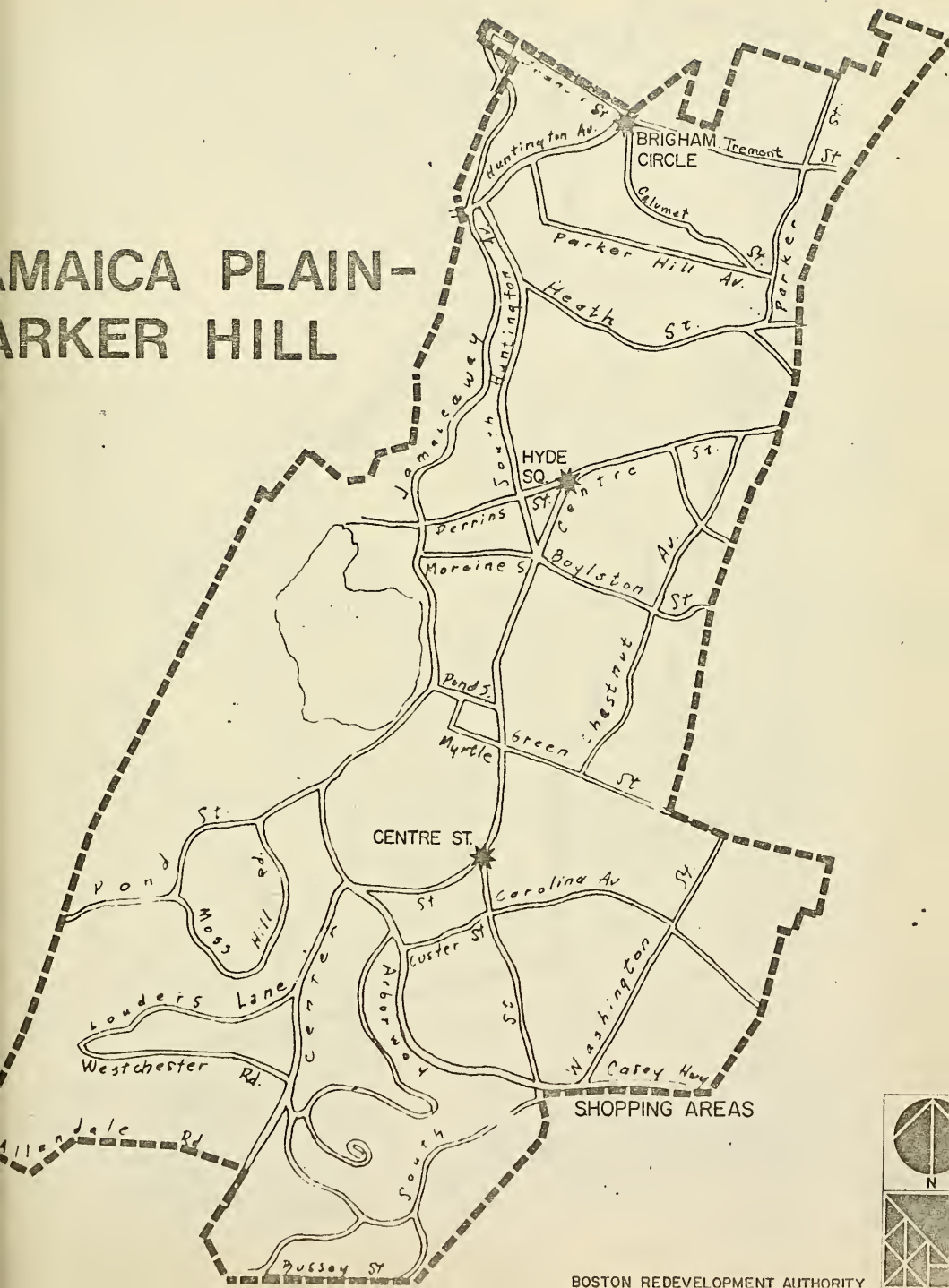
FAIRMOUNT AVENUE (continued)

146.	52	Antique Shop
147.	53	Woodworking Shop
148.	54	Laundry
149.	55-59	Dance School
150.	63	Men's Clothing Store
151/	65	Residence
152.	73	Coastal Service
153.	75	Boston Label Co.
154.	76	Jim's Bike Shop
155.	78	3 Apartments
156.	79	Electrical Contractor
157.	80-84	Hyde Park Signs
158.	84	Grace Sports Wear

XI. Jamaica Plain

- A. Centre Street
- B. Brigham Circle
- C Hyde Park

MAICA PLAIN- PARKER HILL





CENTRE ST



A. Centre Street, Jamaica Plain

1. Number of Acres: Approximately 20 acres - along Centre Street from the monument to Green Street.
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Lots: Two
 - a. Municipal: One (Approximately 2 acres)
 - 1) 55 meters along Centre Street from the Monument to Green Street.
 - 2) Municipal lot behind Blanchard's 85 spaces.
 - b. Private: One
 - 1) First National Bank lot, 40 spaces.
4. Potential: Two
 - 1) Conversion of Agassiz School on Burroughs Street. 43,000 S.F.
 - 2) Corner of Harris Avenue. 2,500 S.F.
5. Class: "B"
6. Number of Retail Stores: Fifty Eight
7. Number of Banks: Three
8. Number of Offices: Six
9. Number of Apartments: Four
10. Number of Gas Stations: None
11. Number of Vacancies: Nine
12. Total Number of Addresses: Eighty One
13. General Condition of the Area: Fair
14. Comments: Existing parking is inadequate given the business potential of the area. This shopping center would be aided by improved parking facilities. New signs directing people to the existing municipal lot would be helpful. The area also lacks amenities for shoppers and pedestrians utilizing the area.
15. Priority: High

Centre St. Jamaica Plain

A. Description - Size - Location

The primary commercial area in Jamaica Plain is located along Centre St. From the Soldier's Monument to Green Street a distance of approximately two fifths of a mile. The area is strip commercial in nature with all the buildings on Centre St. The area is located between the outlying areas of West Roxbury, Hyde Park, Roslindale, and the Central City.

B. Types and numbers of Stores

There are approximately seventy seven commercial uses consisting of fifty eight retail establishments. Ten offices and apartments, three banks, and six vacancies. The area has three department stores, a Woolworth's, men's stores, shoe, grocery, music and other stores which together meet the needs of the Community. In addition to the above stores the area also is served by several Doctor's and Dentists.

C. Conditions

The Centre Street Business district is in fair condition. The Buildings are fair and are reasonably well kept. As is typical of most Strip Commercial areas, the area lacks adequate parking and amenities for shoppers.

The Businessmen in the area feel that the centre St. District is declining and needs revitalization. They feel that the predominant problems are 1) A lack of parking and 2) A feeling of insecurity on Centre St. amongst customers and merchants. Businessmen feel that better street lighting and increased police protection would help to relieve the feeling of insecurity. Many store owners no longer have evening hours because pedestrians feel insecure along Centre Street at night. The merchants also complain about the increasing number of gangs of youths who hang out along Centre St. and add to the general feeling of insecurity.

The presence of the Street Car Line along Centre St., is another problem the area faces. Public Transportation is needed in the area, however, the street cars cause several problems. Many merchants would like to see them replaced with buses. The street car tracks are very slick and difficult to drive on. Also, whenever Centre St. is repaved the tracks have to be raised. Therefore, the road is very infrequently repaved and this displays a very poor road condition. Centre St. is not wide enough for cars to pass a street car whenever it stops. This creates the dangerous situation of cars crossing into the other lane to pass the street car.

D. Parking

The Centre Street Shopping area suffers from a serious parking shortage. The available parking consists of 40 spaces in the First National Bank lot, which can be used by now Bank customers from three to six o'clock and all day Saturday. The city lot 85 spaces and fifty-five meters on Centre Street.

The use of the city lot is hampered by the poorly located and difficult to read city signs which point out the lot. This parking area is located behind Blanchard's with access from a drive way between Blanchard's and the Card Shop. Blanchard's has placed two signs on its property which appear to indicate that the municipal lot is for Blanchard's customers only. Actually the signs refer to the three spaces on Blanchard's property and not to the city lot.

Currently a lot of discussion is taking place regarding the reuse of the Agassiz School site on Burroughs Street. Many Businessmen want to merge the site with the city parking lot. This would greatly relieve the parking problem. Many residents want the site used for a park. Some people suggest a combination reuse park and parking lot. The site has also been mentioned as a potential elderly housing site. As yet no decision has been reached and the vacant lot is currently being used for parking.

A site on Harris St. owned by Donald Corey (Blanchard's) has also been suggested as a potential parking area. This lot is approximately 30,000 S.F. and is reasonably close to Centre St. This lot would make an adequate municipal lot and accommodate about 300 cars.

E. Evaluation of Viability

Centre Street is a viable area, however, as noted it has its problems. It appears that these problems are serious enough, unless, alleviated, to detract from the viability of the area. People because of existing conditions are begging to avoid the area.

F. Priority - Need - Effect

The need is real and pressing and many merchants feel that the needs are so great that they are responsible for the decline in their business. Solutions which would not be costly to the city are available and the effect could revitalize the area. Increase foot patrolmen and increased and better lighting would go a long way to eliminating the feeling of insecurity which pervades the area. These costs could be absorbed by the Police Department, Public Facilities and possibly Safe Streets.

The other major problem of parking could be resolved by the creation of a new off street facility on Harris Ave., or on Burroughs Street. This would provide sufficient parking to attract potential shoppers who currently by pass the area because of the lack of parking. Priority for this area should be high.

CENTRE STREET, JAMAICA PLAIN

632		Jerry's Barber Shop
632A		King Music
634		Elza's Beauty Salon
636		Cousins Lunch
338		Bostonian Cleaners
644		Metropolitan Furniture Co.
650		Classic Cleaners
654-56		Thrift Shop
655		U.S.P.O.
658A		Jamaica Jewelers
660		Hardware
662-664		Piece of Pizza
665		Jay Hair Fashion
666		Jamaican Fruit Center
667		Allied Wallpaper
668		Kennedy's & Co., Inc. Dairy Products
669		George's Shoe Store
669A		Mitchell's Home Bakery
670		Lentry Building
671		Congress Cleaners
672		Hanlons Shoes
673		Al's Barber Shop
673A	Vacant	
674		Hailer Drug Co.
675		Jamaica Plain Coop Bank
676		Wayne's Dept. Store

677		First National Bank
682		Woolworth's
683		Jane's Camera
684		Publix Market
685		Office Building
687		Boston Edison
689		Helen's Donut
691	Vacant	
692		Kaish Jewellery Co.
696		Boston Five Cent Bank
701		Druggist
702		Yumont Paint & Supply
702A		Jamaica Bowlaway
704		Jax Discount Center
705		Hanlon's Shoes
706		Bell Department Store
707		Riccio's Beaty Salon
707A		Albert's Barber Shop
708		Harry's Hardware
709		Residence
710	Vacant	
711		Army & Navy Store
712		Galway House Restaurant
713		Pearl's Candy Shop
715		Residence
716		Sparkle Cleaners
717		Costello's Tavern

720		Yankee Cleansers
722		Podiatrist
724		Jamaica News
725		Centre Variety Store
726		Louis Market
727		Launderette
729		Barry's Delicatessen
730		Callahan's Mens Shop
731	Vacant	
732	Vacant	
733		Riga Beauty Saloon
734	Vacant	
735		Gift Shop
736		Brigham's
740	Vacant	
741		Blanchard's Liquors
742	Vacant	
743		Card Shop
745		Residence
747	Vacant	
748	Vacant	
749	Vacant	
754		8 Apartments
757		Dunkin Donuts
761		New England Tel. & Te.
763		Lucia Hair Stylist
765		Lee's Bargain Store
767		Real Estate



Brigham Circle

1. Number of Acres: Eleven
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas - Private: Calumet Street Lot
4. Potential: None
5. Class "B"
6. Number of Retail Stores: Thirty-five
7. Number of Banks: Two
8. Number of Offices: Six
9. Number of Apartments: Twenty-one
10. Number of Gas Stations: One
11. Number of Vacancies: Six
12. Total Number of Addresses: Seventy-six
13. General Condition of the Area: Fair
14. Comments: The area is in relatively good condition. Huntington Avenue is scheduled to be widened and any improvements to the area should be deferred until the widening is completed.
15. Priority: Middle

B. Brigham Circle

1. Description - Size - Location

Brigham Circle is a local neighborhood commercial area located at the intersection of Huntington Avenue and Tremont Street. The area is primarily two strip areas along Huntington Ave. and along Tremont Street. The area is approximately eleven acres and contains seventy-six enterprises.

2. Type and Number of Stores

The Brigham Circle Commercial Area contains a variety of uses: Retail Stores (35), Banks (2), Offices, six, residential (21), institutional (1) gas stations (2), and funeral homes (1). The retail stores include three grocery stores, a hardware, jewelry, T.V. and appliance, several drug stores, several restaurants, a gift shop, barber and beauty shops, and a women's clothing store. The area does not have a large department store or a furniture store.

3. Conditions

The Brigham Circle area is currently in fair condition. The buildings are in fair condition and do not appear to be in need of major repairs or rehabilitation. The area is served by the MBTA trolley which runs along Huntington Avenue. Huntington Avenue is to be widened in the near future. In order to accomplish this it will be necessary to take between three and five feet of sidewalk on each side of the road. When the road is widened it will be necessary to reinstall street lights and trees displaced by the construction. This would be a good opportunity to install benches and other amenities which would improve the aesthetics of the area.

4. Parking

There is not an abundant parking supply in Brigham Circle. There is one off street parking area between Tremont Street and Calumet Street. The only other available parking is on street. This is subject to

change when the roadway is widened.

5. Evaluation of Viability

The Brigham Circle commercial area is a viable area. The area functions as neighborhood center serving the nearby hospitals and the Mission Hill area. The area does not appear to be declining only six vacancies currently exist. These appear to be rentable and are vacant only because stores went out of business.

6. Priority - Need - Effect

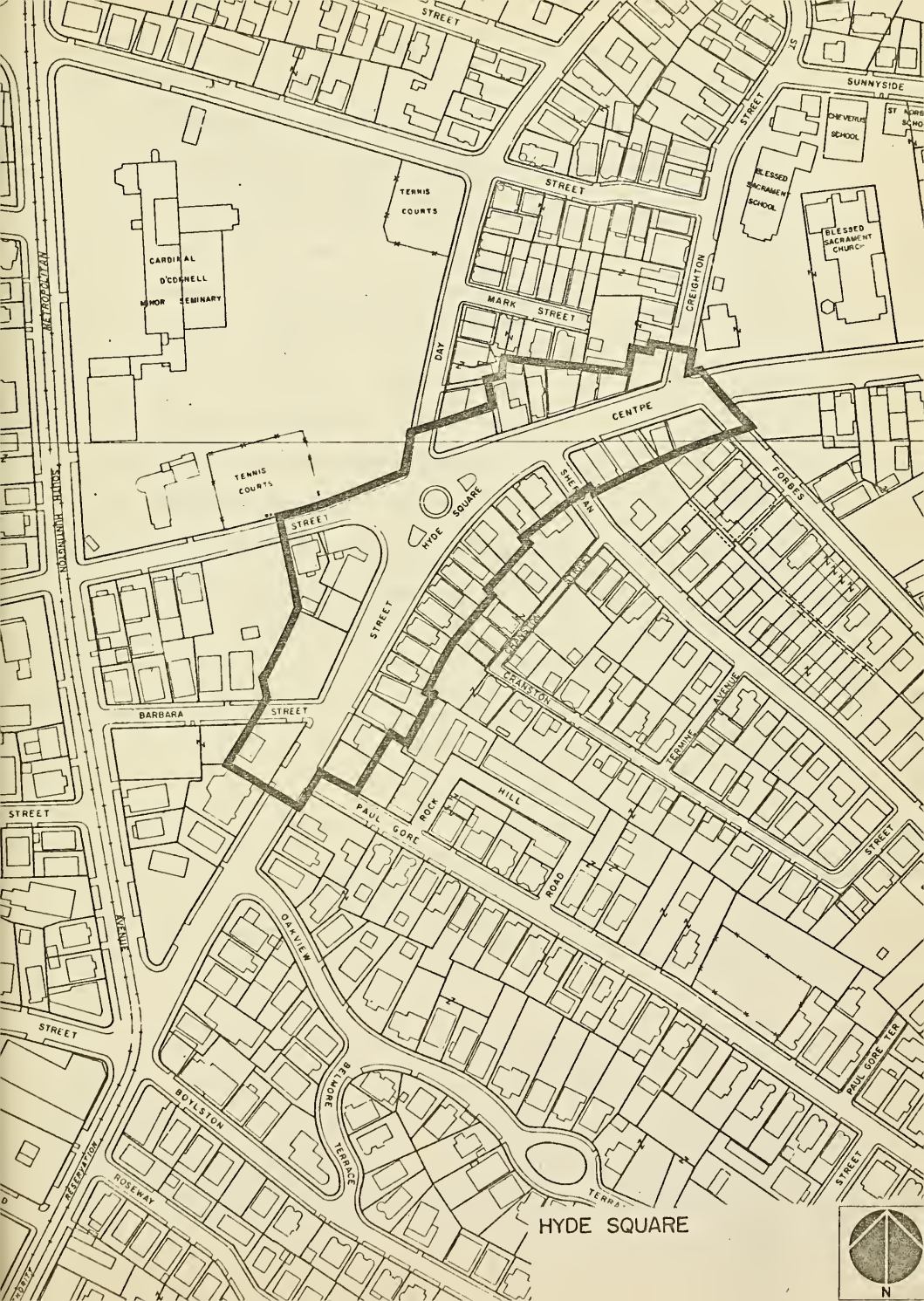
The Brigham Circle commercial area has a need for aesthetic improvements. Since TOPICS money is committed for the widening of Huntington Avenue, the cost of aesthetic improvements should not be prohibitive. Improvements, however, should be deferred until Huntington Avenue is widened. Priority, therefore, should be middle.

BRIGHAM CIRCLE

670	Huntington Avenue	Gas Station
682		Kenel Shop
690		Arby's Roast Beef
698		Brigham Guest House
700		Residence
702		Residence
704		Physician
706		Brigham Hospital Library
708	Vacant	Vacant
712	Vacant	
724		Mission Shoe Repair
716		Jim's Restaurant
718		Add-Men Services Trust Fudd
720-722		Fermoyle Dug Co. Storage
721		Hospital
724		Town House Bar
728		Peter Pan Women's Clothing
729	Vacant	
730		Huntington Radio & Appliance
732		Liquors
733		Residence
734		Optometrist
735		Circle Restaurant
736		Joe's Laundry
737		Realty
738		Sub Shop
739		Residence
741		Eastern Easy Way Washer Shop

742	Huntington Avenue	Tailor & Cleaners
743		Apartments
746		Salon
747		Leon Pharmacy
748		Thomasian Jewelry
748A		Gifts
750		Liquors
752		Apartments
754		Apartments
756		Apartments
758		Apattments
760		Apartments
762		Apartments
1576	Tremont Street	Travel Agency
1578		Bloom Hardware
1578½		Apartments
1580		Apartments
1582		Apartments
1584		Apattments
1588		Barber
1590		Luncheonette
1592		McCarthy's Tavern
1594	Vacant	
1596		Barber Shop
1600	Vacant	
1605		Funeral Home
1607		Physician
6609		Residence
1610		First National Bank

1611	Tremont Street	Residence
1613A		Laundry
1616		Residence
1616		Giant Valu Food Co.
1617		American Legion
1618		Shea's Cleaner
1619		Larry's Pub
1621		Apartments
1622		Brigham Circle Coffee Shop
1622		Circle Card & Gift Shop
1623		Apartments
1625		Millies Beauty Salon
1627		Realty
1628		Charlestown Savings Bank
1629	Vacant	
1630		Calumet Market
1631 & 33		Apartments
1643		O'Neill Grocery
1645	Vacant	



CARDINAL
D'OWELL
MINOR SEMINARY

TENNIS
COURTS

TENNIS
COURTS

BLESSED
SACRAMENT
SCHOOL

BLESSED
SACRAMENT
CHURCH

SUNNYSIDE
ST. MARY'S
SCHOOL

CENTRE

HYDE SQUARE

BARBARA

PAUL
GORE

ROCK
HILL

ROAD

GALVIE

BEAUMONT
TERRACE

BOYLSTON

ROSEWAY

HYDE SQUARE



HYDE SQUARE

1. Number of Acres: Four
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Areas: On street only
4. Potential: None
5. Number of Retail Stores: Thirty four
6. Number of Banks: None
7. Number of Offices: Four
8. Number of Apartments: Twenty seven
9. Number of Gas Stations: None
10. Number of Vacancies: Twelve
11. Total Number of Addresses: Eighty one
12. General Condition of the Area: Fair-Poor

HYDE SQUARE

1. Description - Size - Location

Hyde Square is located in Jamaica Plain at the junction of Perkins Street and Centre Street. Hyde Square is a secondary commercial area which serves as a neighborhood shopping area. The area is actually a strip commercial area as the stores are all located on Centre Street.

2. Types and Numbers of Stores

The thirty-four retail stores in Hyde Square provide most of the goods and services found in a community shopping area. The area lacks only a large department and clothing stores which prevent it from serving all the needs of the community. Thus, the area functions primarily as a local neighborhood commercial area. The area contains a grocery store, fruit store, hardware store, furniture store, several restaurants, a spa, variety store, tailor, barber and beauty shop, a sprinkler company, printing company, oil burner company, a five and ten, a jewelry store, a church, bowling alley and several doctors and dentists and real estate offices.

3. Conditions

The Hyde Square commercial area is deteriorating. The buildings are in fair to poor condition. Many of the structures are in need of repairs. Some appear to warrant major rehabilitation. Others are beginning to show signs of deterioration.

Centre Street is a two lane road with parking on street in both directions. This road is part of Boston's major throughfare system carrying large volumes of traffic from Jackson Square to the Dedham Line. The road is not in very good condition at Hyde Square. The pavement is rough and broken. The area could use additional street trees and street lighting.

4. Parking

The customer parking in Hyde Square presents a problem in Hyde Square. The area does not have any off street parking areas. All shoppers must find parking spaces along Centre Street or along the side streets. This situation leads to traffic congestion and to double parking throughout the Square. The area does not have any vacant land which could be used as an off street parking facility.

5. Priority - Need - Effect

The Hyde Square commercial area is a declining area. The buildings are beginning to deteriorate and amenities are severely lacking. The area needs many improvements in many areas. Since the area is a secondary area and the primary area's need is more severe the priority for improvements in the Hyde Square area should be considerably less than that of the primary areas.

CENTRE STREET, HYDE SQUARE

342		Western Market
343		Teddy's Hardware
344		Falcon
345		Joe's Fruit Store
345A		Residence
347		Residence
347A		Residence
348		Residence
349	Vacant	
350	Vacant	
351		Physician
352	Vacant	
354	Vacant	
356	Vacant	
358		Dentist
358A		Dairy Bar
358B		Discotheque Riverita's
358C		Sub Shop
360	Vacant	
360B		Antiques
360C	Vacant	
362		Realty
362A		McCarthy's Furniture
364		Pizza
365		Church
366		Apartments
366A		Barber Shop

366B		Beauty Salon
366C		La HiJa DeBoringuen
361		Apothecary
368		Residence
369A		Residence
369		Residence
370		Residence
371		Sun Printing
372		Centre 5 & 10
372A	Vacant	
372B	Vacant	
373		General Oil Burner Corp.
373A		Acme Repair Watches
374	Vacant	
374B		Residence
375		Barrie Sprinklers
375A		Residence
376		Beauty Shoppe
377		James Tailoring Co.
378		Residence
378A		Tavern
379		J.P. Neighborhood Employment Center
379A		Spa
380		Tailors
381		Residence
381		McDonalds Liquors
382		Residence
383		Barber
385	Vacant	

385½		Centre Variety
386		Residence
387	Vacant	
388		Residence
388A		Braun's Delicatessen
391		Liquors
390		Shoe Repair
392		Residence
394		Residence
395		Atlas Paint & Supply
396		Residence
398		Residence
400		Residence
401		Residence
402		Residence
403		Hyde Square Bowlaway
404		Optomotrist
405		Restaurant
406		Residence
406A		Residence
408		Residence
410		Laundromat
412		Residence
413		Save Rite Foods
414		Residence

XII. Mattapan

- A. Mattapan Square
- B. Blue Hill Avenue/Morton Street

OCT 10 1973

A. Mattapan Square

1. Number of acres
2. Existing uses: retail commercial, customer parking
3. Existing parking areas:

a. Private

1. Sawmut Bank Fairway Street
2. Oriental Theatre Fairway Street
3. Purity Supreme Cummins Highway
4. Delaney Chevrolet Babson Street
5. Rear of stores River Street
6. MBTA Lot River Street

b. Municipal

1. COB Lot River Street
2. Angle parking Blue Hill Avenue

4. Potential Parking Areas

- a. Mr. Donut Blue Hill Avenue
- b. Lot between Blue Hill Avenue and River Street

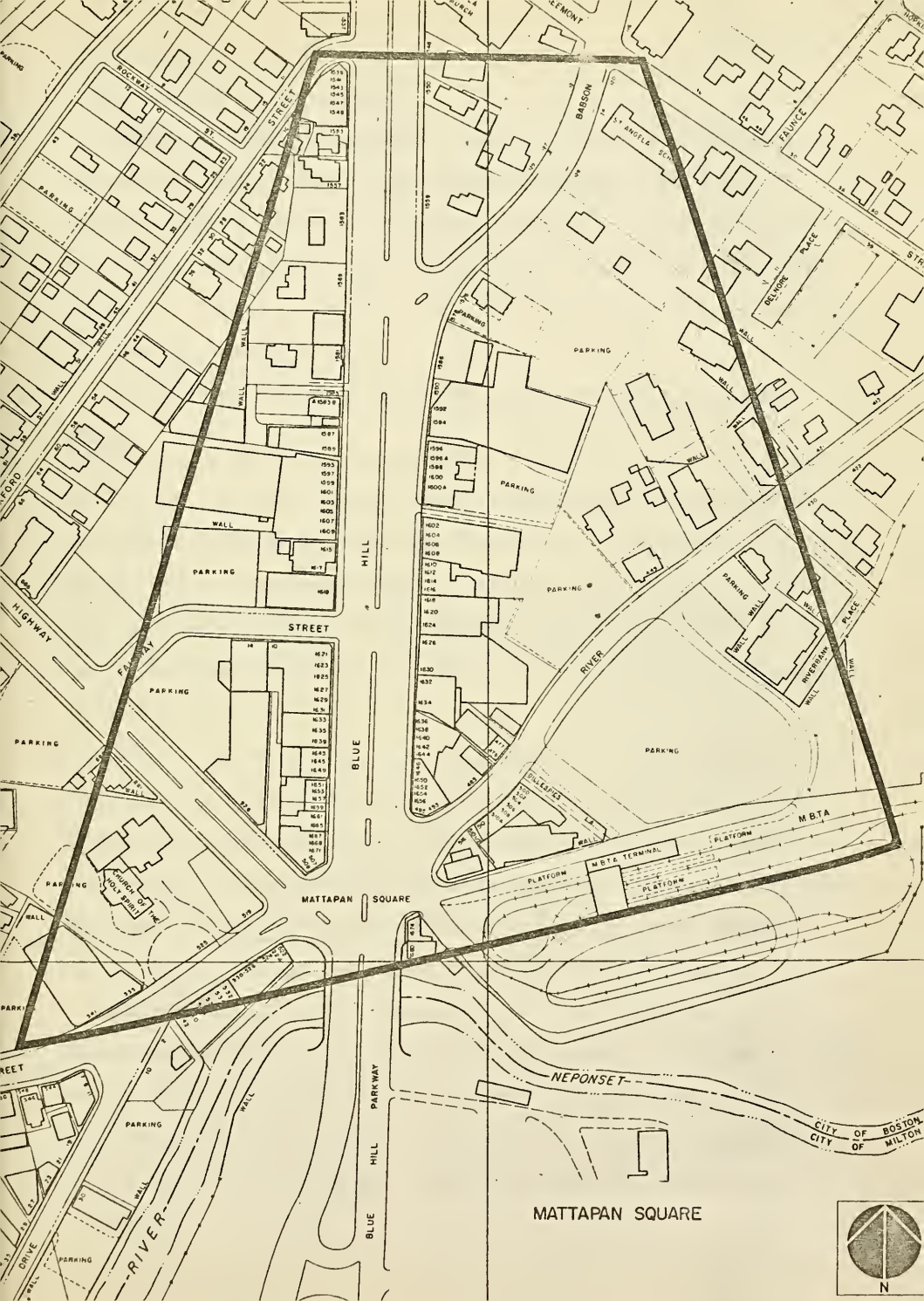
5. Class "B"

6. Number of retail stores: seventy-six
7. Number of banks: five
8. Number of offices: eleven
9. Number of apartments: none
10. Number of gas stations: four
11. Number of vacancies: five
12. Total number of addresses one hundred eight
13. General condition of the area: fair
14. Comments:

Mattapan Square is a priority area for improvements. A more comprehensive study has been completed and efforts are underway to impliment the recommendations made in that study.

15. Priority: very high

2/1/1



MATTAPAN SQUARE



A. Mattapan Square

1. Description - size - location

Mattapan Square is located near the Milton line at the intersection of Blue Hill Avenue, River Street and Cummins Highway. The square is primarily a strip commercial area along Blue Hill Avenue extending from River Street to Rexford Street. Several stores are also located on River Street.

2. Types and numbers of stores

Mattapan Square is comprised of approximately seventy five retail stores businesses ranging from insurance agencies, restaurants, and drug stores to clothing, sports and grocery stores. These stores function as a group to serve the needs of the community. The area has also served by two local department stores and several banks. Mattapan Square serves the financial needs and commercial needs of the community. The Mattapan Square has two medical buildings which provide community wide medical and dental services.

3. Conditions

Mattapan Square is generally in fair condition. The square has only five vacancies among its many stores. These don't appear to be in need of major rehabilitation in order to be occupied. The area is in need of sign control, improved landscaping and the addition of new street furniture. These improvements will be very effective in creating a more pleasant environment for shoppers and others with business in the square.

Mattapan Square is also a gateway to the City. Many commuters travel through the square in cars by way of Blue Hill Avenue. Many other commuters use the MBTA park and ride facility on River Street and others arrive at the MBTA station by bus. Many of these commuters stop at the square to pick up or drop off items on their way through the square or to the MBTA station.

4. Parking

Mattapan Square has an available parking supply of 722 parking spaces six hundred and thirteen of these are provided in off street facilities.

Three of the off street parking areas are privately owned and provide two hundred and ninty one spaces. One area owned by the City provides seventy
→ tow parking spaces and the MBTA facility on River Street provides two hundred and forty spaces for commuters. In addition, one hundred and nine shortterm angle parking spaces are available on Blue Hill Avenue.

2/12

The MBTA park and ride facility is used to capacity and several other vacant lots throughout the square are also being used by commuters.

The angle parking is also being used to capacity primarily by the convenience shopper. The angle parking represents a traffic hazard as many accidents result from the confusion caused by cars pulling out of the angle parking.

The other parking areas provide long term spaces for shoppers. These areas provide three hundred and forty three long term spaces. The major problem with these areas is that for the most part they are located behind the stores. Inadequate access to the stores from these areas results in double parking and congestion as shoppers try to find a convenient parking space.

→ 5. Evaluation of ^{viability} (visability)

Mattapan Square is a viable commercial area. The square is a center for convenience and community shopping and financial and health services. The square is also a gateway to the City and a transportation center for commuters who use the Red Lind. Another index of the area's viability is the very small number of vacancies (5).

6. Priority - need - effect

The primary needs in Mattapan Square are related to traffic circulation, parking and asthetic improvements. Blue Hill Avenue is a very wide avenue which carries large volumes of traffic. The angle parking along this avenue cause a large discrepency in the speed of vehicles travelling through the square. The angle parking presents an obstacle to through traffic when cars back out of the pspaces into the flow of traffic.

There are several parking areas for shoppers behind the stores, however, access from these areas to the square is very poor. The access to the square from the MBTA terminal is also very poor. The available parking provided for long term shoppers and for commuters should be increased. The existing areas are in constant use and there is a demand for increased facilities.

Mattapan Square also has a need for increased amenities for shoppers. New street furniture, trees, and street lighting are needed in the squares. Improved access for pedestrian movement across Blue Bill Avenue is also needed.

As already noted, a more comprehensive report on Mattapan Square has been completed and efforts are underway to impliment the recommendations. The report propose three alternatives which would greatly improve the area if implèmented. The cost of these alternatives range from \$80,000 to \$500,000. Any one of three ^{impli}implimented would improve the area. However, alternatives "B& and C" are far more comprehensive than alternative "A". One of these alternatives should be selected and implimented.

2/1/41

Blue Hill Avenue

1539	Medical Building
1540	St. Angela's R.C. Church
1541	Rexford Drug Company
1545	Ro-Belle's Dress Studio
1548	Rectory
1549	Cari's Shoes
1550	Dentist
1550	Hair Salon
1551	Bargains Unlimited Inc.
1553	Vacant
1556	Gas Station
1557	Dentist
1563	Gas Station
1569	Gas Station
1575	Mattapan Co-op Bank
1576	Vacant
1577	Mattapan Bank Building Office
1581	K of C Hall
1583	Capitol Electric Co.
1583	Jimmy's Diner
1583A	Plotner Enterprizes Tavern
1583B	Tailor
1586	Gas Station
1587	Optomotrist
1589	Horak Furiers
1590	Vacant
1591	Rix Cosmetics

1595	Boston Interiors Inc. Curtains Draps
1598	60lvey Electric Supply Co.
1598A	Conway and Downey Tavern
1598A	London Tavern
1599	Oriental Theatre
1600	Alson's Men's Store
1601	Offices Oriental Theatre Building
1601	Offices
1603	U.S. Trust Co.
1605q	Hobby Fair
1608	F.W. Woolworth Co.
1612	Pantique Inc. Women's Clothes
1612	Maternity Modes Office
1612A	Maternity Modes Clothing
1613	Vacant
1614	Perfumer
1617	Shawmut Bank
1618	Murray's Dept. Store
1621	Brigham's
1622	Kline's Shoes
1623	Dainty Dress Shop Inc.
1625	Dorchester Savings Bank
1626	W.T. Grants
1629	Blackies Delicatessan
1630	First National Bank of Boston
1631	Boston Edison
1632	Edwards Party Store
1633	Pioneer Liquor Mart
1634	Consumer Value Stores
1635	Sunny's Cigar Store
1637	Venas Cosmetics

1638	Karens Restaurant
1640	Cummins gs Co.
1641	Offices
1643	Roberts Supply Co.
1646	Royal Cleansers
1647	Friendly Family Center Dept. Store
1650	Storage
1654	Ann's Corset Shop
1658	Garber's Auto School
1663	Zilen's Fashion Center
1665	Vacant
1667	Cocktail Lounge
1671	Insurance
1672	MBTA Station
1674	Colpitts Travel Agency

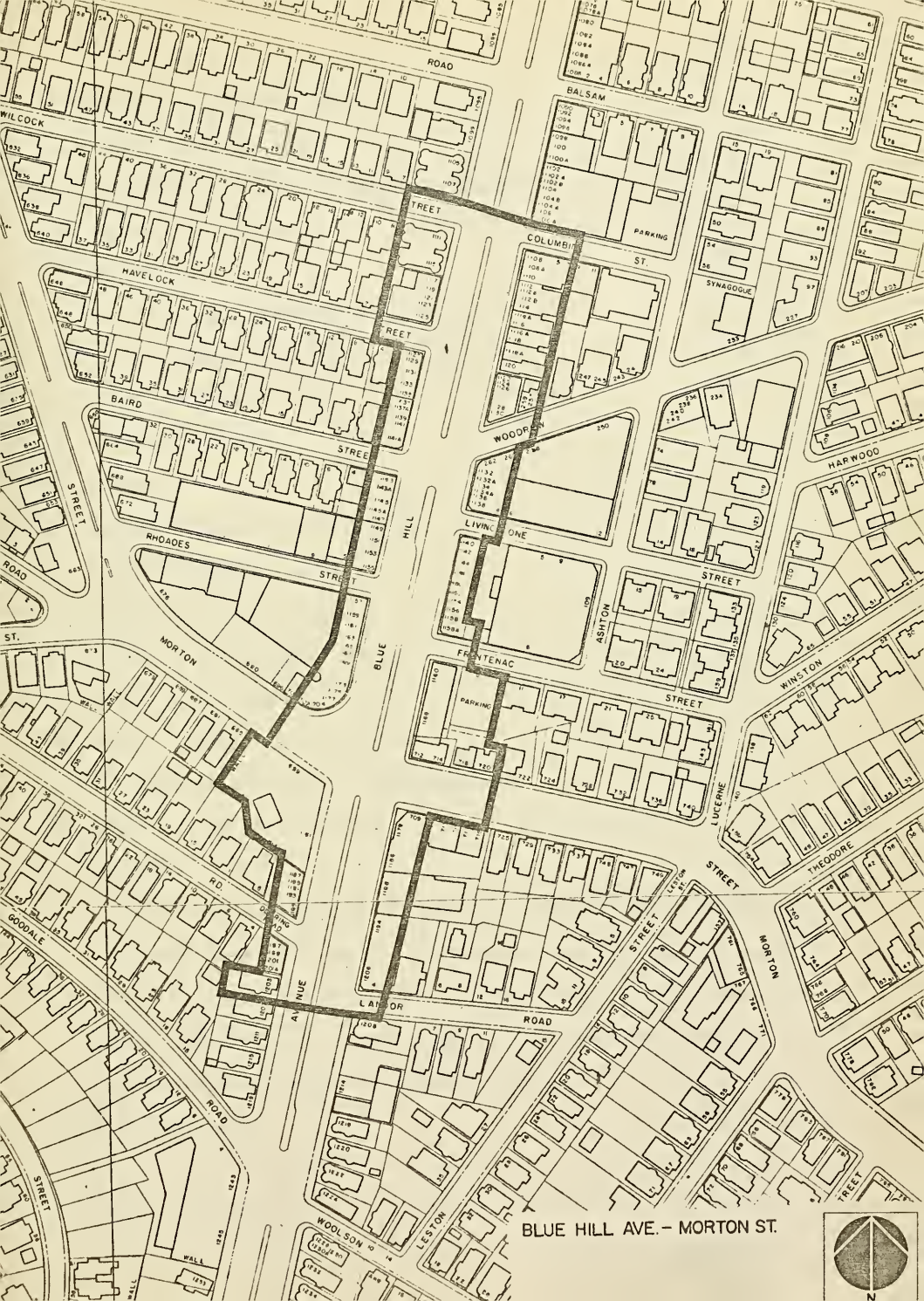
River Street

447A	Walsh's Sharpening Service
449	Physician
459	Parking Lot
473	Authorized Electronic Service
479	Gili's Barber Shop
479	Tom's Cafe
480	Parking Lot
483	Solomon - Tuttin Co. Meats
486	Mattapan Square Taxi
498	MBTA Station
500	Cathay Village
502	Mattapan Fish Market

OCT 10 1973

504	King Bagel Bakery
506	Mattapan Shoe Service
508	Anns Sub Shop
508A	Schnyders Kosher Meat Market
510	Gift Shop
512	Post Office
514	Barber Shop
522	Colby Apothecary
522	Cynthia's Yarn Shop
524	Offices
525	Churches
526	Barber Shop
526A	Beauty Salon
528	Harold's Shoe Store
532	Ruben Fashions
534	Beauty Shop
535	Cambell's Jewlery
537	Paras Restaurant
538	Wynn Floor Covering
539	Rico's Market
542	Mattapan Dental Building
544	Santospirito Grocery
546	Barber Shop

D-1/2



BLUE HILL AVE. - MORTON ST.



B. Blue Hill Avenue/Morton Street

1. Number of acres: three
2. Existing uses: retail commercial, customer parking
3. Existing parking areas
 - a. Private
 1. Behind 1106 Blue Hill Avenue
 2. Behind 1160 Blue Hill Avenue
 3. Municipal: none
4. Potential: none
5. Class "B"
6. Number of Retail Stores: fifty
7. Number of Banks: one
8. Number of offices: five
9. Number of apartments: three
10. Number of gas stations: one
11. Number of vacancies: forty one
12. Total number of addresses one hundred and ten
13. General condition of the area: poor
14. Comments:

The Blue Hill Avenue/Morton Street is the second largest strip commercial area along Blue Hill Avenue. The area has many problems and needs. Blue Hill Avenue should be studied in depth and efforts undertaken to concentrate the current strip commercial activity into commercial needs. on of these nodes should be at Morton Street.

15. Priority: high
- 2/4/9

1. Description - size - location

The Blue Hill Avenue/Morton Street commercial area is located along Blue Hill Avenue from Landor Road to Columbine Street. Several stores are also located along Morton Street and along Woodrow Street. The two commercial blocks on these two streets house local retail activities and vacancies.

The Blue Hill Avenue/Morton Street commercial area is a community or oriented retail area. The commercial area is the primary shopping area for the Franklin Field Community of Mattapan. The Blue Hill Avenue/Morton Street commercial area provides the Franklin Field Community with all the goods and services necessary. Although these are not provided for in a great number of stores, they are available within the area.

2. Types and Numbers of stores

The Morton Street commercial area contains fifty retail stores, one bank, five offices, three residences, one gas station and forty one vacancies. Many of the retail stores provide goods and services for the community. Some stores provide goods and services for the local neighborhood. The community oriented stores are: one furniture store, one discount department store, three restaurants, one card gift shop, one record shop, one import co., art floor co., printing co., and a moving co., The local stores are drug stores, food stores, cleaners, barber and beauty shops, shoe stores, local clothing stores and a shoe repair store.

3. Conditions

The Blue Hill Avenue/Morton Street commercial area is in poor condition and is declining. There are forty one vacancies in the area. Most of these are blighted, deteriorated and boarded up. These have a blighting influence on the entire area. The operating stores are also in poor condition. Many areas in need of major rehabilitation.

The area also is in need of aesthetic improvements. The existing street lighting should be improved. Street trees and street furniture are also lacking, Pedestrian access across Blue Hill Avenue is very poor and should be improved. Aesthetics along will not improve this area. This area needs a comprehensive program which will effectively deal with problems effecting the area. Efforts will have to be undertaken to reverse the blight and deterioration which has been increasing in recent years.

4. Parking

Off street parking for shoppers is available in two off street areas: one behind 1106 Blue Hill Avenue and one behind 1160 Blue Hill Avenue. These are private areas for the use of shoppers using stores in those blocks. The Blue Hill Avenue/Morton Street commercial area is not served by a municipal parking area.

Currently, the number of operating stores and the amount of commercial activity in this commercial area is declining. If this trend were to continue additional off street parking would not be necessary. If, however, a concentrated effort were undertaken to reverse these trends, additional off street parking would be necessary.

5. Evaluation of Viability

The viability of the Blue Hill Avenue/Morton Street is declining. As blight and deterioration spreads and businesses go out of business the viability of the area decreases. This is an important commercial area and as such it should not be allowed to deteriorate to the point where it no longer functions as a community commercial area.

6. Priority - need - effect

As previously stated, the Blue Hill Avenue/Morton Street area is in need of improvements. Studies of the Blue Hill Avenue commercial areas are underway. These will study the areas at great length and design specific programs for improvements. Any programs which are developed should be comprehensive programs and should deal with all problems effecting

the areas. Any addition of amenities without other efforts to stimulate private interests, to bring in new businesses and to upgrade the existing building stock will be fruit less. The priority for this type of program is high. However, the entire length of Blue Avenue should be studied and programs developed to concentrate the existing commercial strips into several commercial nodes. One of these nodes should be at Morton Street.

2/1/77

OCT 10 1973

Blue Hill Avenue

1090	Vacant
1094	Vacant
1095A	Vacant
1096	Vacant
1099	Vacant
1100	Norman's Card and Gift Shop
1100A	Leung's Chinese Food Restaurant
1102	Prime Super Market Inc.
1106	Hollins Family Restaurant
1106	G & G Furniture Co.
1107	Apartments
1108	Eileen's Fashions Dress Shop
1108A	Vacant
1110	Oasis Tropical Food
1110A	Vacant
1111	Vacant
1112	East West Fruit Co.
1112A	Vacant
1112B	Avenue Market Meats
1114	Textile Store
1114A	Insurance
1115	Vacant
1116	Yvonne's Shoe Boutique
1116A	Vacant
1118	Residence
1118A	Residence
1118B	Vacant

Blue Hill Avenue

OCT 10 1973

1120	Algiers Import Co.
1121	Art Floor Co.
1122	Tiger Regit Restaurant
1124	One HOur Martinizing
1125	Vacant
1127	Prime Convenience
1129	Flaming Steak House
1130	Gemini Record and Accessories
1131	Vacant
1132	Vacant
1133	Budaga Latina Groceries
1134	Vacant
1134A	Vacant
1135	Riverita's Record Shop
1136	Vacant
1137	Barber Shop
1138	Millers Fish and Chips
1139	Hoffman's Cleaners
1140	Vacant
1141	Rent a T.V.
1141A	Real Estate
1142	Vacant
1143	Lau-Rei's Lucheonette
1143A	Santiago Herna Variety Store
1144	Rose Package Store
1145	Parker's Discount Center
1145A	Woddrow Printing Co.
1146	Delux Shoe Repair
1147	Galaxy Beauty Salon

9/13

Blue Hill Avenue

OCT 10 1973

1148	Grier's
1150	Grier's Variety
1151	Vacant
1152	Vacant
1154	Vacant
1157	Bailey's Mellow Sounds
1158	City Cleaners
1160	G & E Variety Store
1160A	Morton Cafe
1161	Beauty Salon
1161A	George's Shoe Shop
1162B	Keller's Meats
1163	Vacant
1164A	Vacant
1165	Vacant
1166A	Insurance
1170	Realty
1175	Grove Hall Savings Bank
1177	Realty
1178	Ye Olde Brown Jug Tavern
1181	Gas Station
1182	Marie's Beauty Salon
1186	Vacant
1186A	Barber Shop
1188	American Kosher Products Co.
1192	Morton Cleaners
1193	R & R Cleaners
1194	Vacant

Blue Hill Avenue

OCT 10 1973

1194A	Vacant
1195	Cumberland Farms
1198	Walton's Market
1200	Vacant
1201	Vacant
1201A	Vacant
1202	Vacant
1203	Residence
1206	Vacant
1207	Residence
1208	Vacant

S.C.

Morton Street

698	Vacant
700	Vacant
702	Vacant
704	Blue Hill Barber Shop
712	Realty
713	Vacant
715	Vacant
717	Vacant
719	Jackson Movers

S.C.

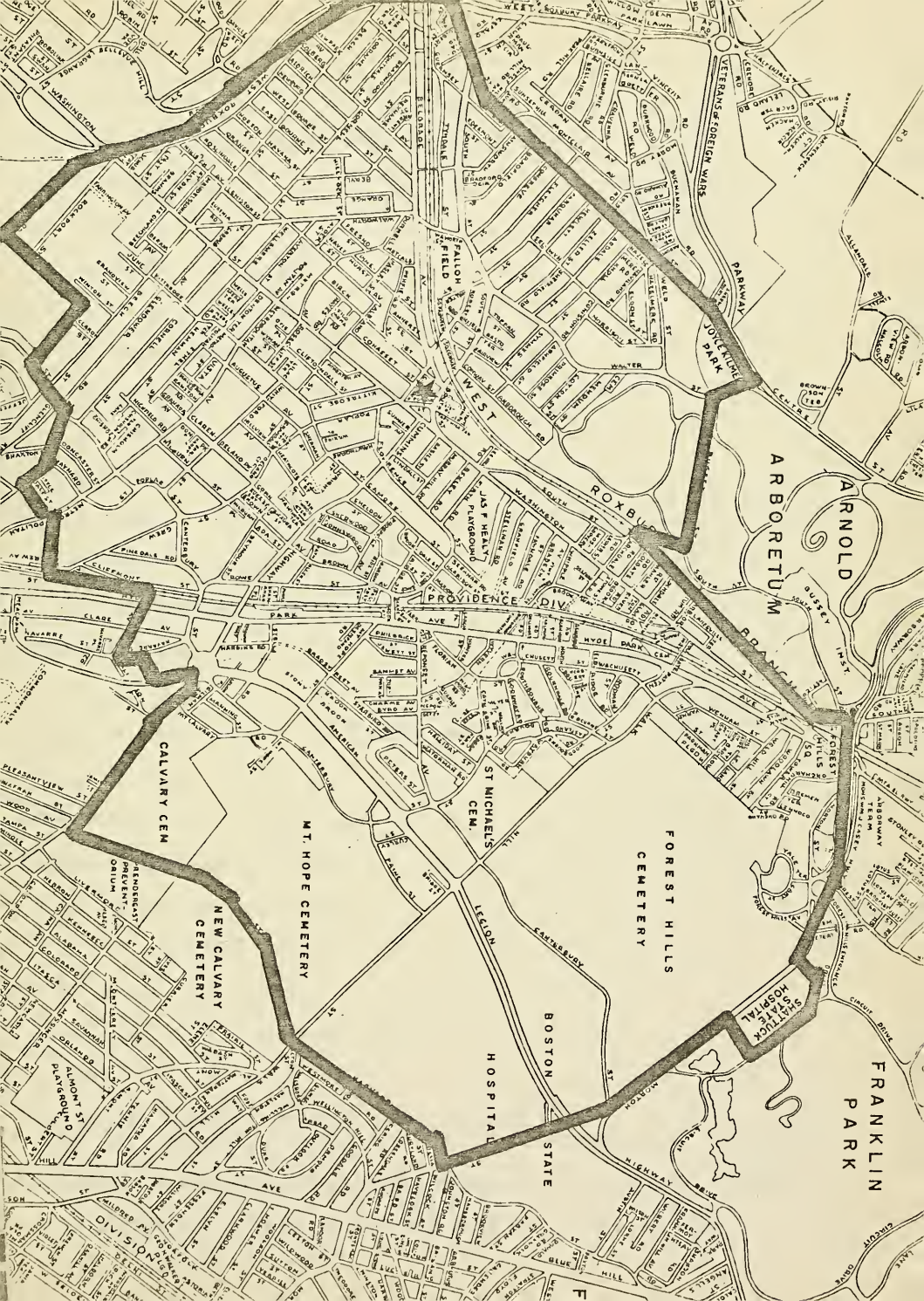
Woodrow Street

250	Woodrow Avenue Garage
252	Vacant
255	Blue Ideal Landry
257	Rox - Dor Civic Club
259	Vacant

Dh/15

XIII. Roslindale

Roslindale Square



Roslindale Square

1. Number of acres: 17
2. Existing uses: retail commercial, customer parking
3. Existing parking areas:
 - a. Private
 1. 14 Cohasset Street
 2. 17 Cohasset Street
 3. Washington Street area
 4. Two areas on Cummins Highway
 5. Suffolk Bank Parking area
 6. # 32 Birch Street
 - b. Municipal
 1. South Street parking area
 2. On street parking
4. Potential: none
5. Class: "B"
6. Number of retail stores: one hundred twenty
7. Number of Banks: three
8. Number of offices: twenty seven
9. Number of apartments: eleven
10. Number of Gas stations: three
11. Number of vacancies: twelve
12. Total number of addresses
13. General condition of the area: fair
14. Comments:

The primary problem in Roslindale Square is poor the poor access to the primary shopping area from the available parking areas. The square has a number of parking areas which are in poor condition and in need of repairs.

15. Priority: high
- 2/6



ROSLINDALE SQUARE



Roslindale Square

OCT 10 1973

1. Description - size - location

Roslindale Square comprizes approximately seventeen acres is located at Washington Street at the intersection of Cummins Highway. The square is a nodal area consisting of Belgrade Avenue, South Street, Popular Street, Corinth Street, Cummins Highway and Washington Streets. The area contains approximately 170 buildings, consisting of stores, offices, banks etc. The square is the primary commercial and community center in Roslindale. The Little City Hall, post office, teen center, library and the municipal center area located in the square.

2. Types and numbers of stores

Roslindale Square has approximately 130 retail stores, 3 banks, 30 offices and three gas stations. The square has several department and discount stores, restaurants, cleaners, groceries, appliance, bakerys and numerous other stores which supply the goods and services needed by the community. The square also has several public and recreational facilities, e.g., the library, the bowling allies and the several bars, lounges and restaurants.

3. Conditions

The general condition of Roslindale Square is fair. The buildings are attached and are at the sidewalk. Only a few of the stores are in poor condition or are vacant, These are primarily located on popular street facing the park.

Roslindale Square is a nodal commercial area consisting of several streets forming a core or heart area. It is within the core area in which the primary shopping is done. The secondary streets consist of supporting stores, bars and restaurants. Corinth Street is the core area of heart of Roslindale Square. Thirty-eight stores including men's shop, women's shop, department store, several grocery stores and a children's shop. The secondary streets are: Belgrade Avenue, South Street, Popular Street, and Washington Street.

10 1973

The circulation pattern is very poor in the square area. Washington Street, and Cummins Highway are major artery's which are used by both local and through traffic. To get to Roslindale Square all traffic from these streets is forced to make a left turn on South Street, to Belgrade Avenue and then to Corinth Street. The result is a bottleneck at the lights on Washington Street and South Street. This poor pattern is primarily the result of the park at popular Street, South Street and Washington Street.

The park is attractive and reasonably well kept. It has benches, trees and a pedestrian path. The park offers a pleasant place for shoppers to sit and relax or to wait for friends.

4. Parking

Roslindale Square has a number of parking lots which provide an adequate number of spaces. However, the majority of the available parking is remote and offers inadequate access to the stores. Eighteen thousand square feet (60 spaces) is located off the side streets behind Corinth Street approximately two-three blocks from the nearest stores. Access to the shopping area is from the streets themselves as there are no pedestrian paths or shortcuts to Corinth Street.

~~Located in~~

⑤ The municipal lot (44,000 sq. ft.) is located behind South Street and is ~~remote from~~ ^{500 ft. from} both Corinth Street and Washington Street. The lot is also rather poorly maintained. The surface is broken and bumpy and a substantial amount of litter and broken glass accumulates around the perimeter, signs directing traffic to the parking lot are inadequate.

The other parking areas located at the rail road station, on Washington Street and on Cummins Highway are a considerable distance from the main shopping area on Corinth Street. The two lots at the railroad station are very poorly maintained and are primarily used by commuters. There are no signs directing traffic to these parking lots.

5. Evaluation of Viability

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Roslindale Square is the primary commercial area in Roslindale and the area provides the goods and service needed by the community. The area is generally in fair condition and the stores appear to be relatively stable. The area is viable and should remain so in order to insure this steps should be taken and improvements made.

6. Priority - need - effect

Roslindale Square has several areas which should be improved to insure continued viability. The existing parking should be upgraded and maintained. Pedestrian access from the existing lots should be improved and the circulation pattern studied. Efforts should be made to improve vehicular circulation and to limit traffic on Corinth Street.

Improvements such as those mentioned above would improve the viability of the area. The effects would be beneficial and cost should not be prohibitive. Thus Roslindale Square should be given a high priority as the needs can be fulfilled at relatively little cost to the City.

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Property in Roslindale Square

Washington Street

4142	Jim's Black and Gold Diner
4150	Gas Station
4159-4161	Roslindale Pub
4164	Roslindale Autobody
4165	Retail Licquors
4166	Pam's Cleaners
4168	Insurance
4168A	Joe's Restaurant
4169	Ashmont Discount Stores
4170	Bakery
4174	Kitchens home interior Remopelling
4175	Dunkin Donuts
4182	Sbee Service
4184	Barber Shop
4185	Auto Parts
4186	Dentist
4189	Smoke Shop
4190	Dealers Paint Supply (wholesale)
4191	Hardware
4192	K of C
4195	Bar & Grille
4196	Norge Laundry
4197	Buckley's Restaurant
4197A	Bakery
4197B	Richard's Studio Photography
4198	Drug Store
4199	Driving School

4202	Centre Hardware
4220	Municipal Building
4228	MBTA Sub Station
4236	Funeral Home
4238	Gas Station
4246	B.P.L.
4249	Parkway Spa
4251	Vacant
4252	Public Finance Co.
4254	Pizza House
4256	Vacant
4256	Gift Shop
4257	Cocktail Lounge
4258	Parkway Building 10 offices
4260	Driving School
4262	Insurance
4264	Bowling Allies
4266	Tailor
4267	Used Cars
4268	Wallpaper & Paint
4269	Vacant
4270	Shoe Repair
4271	3 Apartments
4272	Roslindale Tavern
4273	Plumbing and heating
4275	Radio & T.V.
4276-78	Linoleum
4280	Plumb and Heating
4280A	Vacant

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Washington Street

4281	Sports Shop
4282	Barber Shop
4283	Bryten Upholsterers
4284	Vacant
4286	Printing Co.
4287	Residence
4290	Roslindale Aquarium
4291	Residence
4292	Residence
4293	Residence
4294	Residence
4295	Residence
4296	Vacant
4297	Apartment
4298	Roslindale Sign

50

Corinth Street

1	Vacant
2	Insurance Co.
3	Beauty Salon
5	Cleaning Service
6	Barber Shop
6A	Gift Shop
8	Candy Outlet
9	Surman's Men's Clothing
10	Drug Store
11	Village Restaurant
11A	Beck Inc. Clothing
12	Rosenthal Shoe

OCT 11 1973

13	Corinthian Fruit Market
14	Optomotrist
15	Jamtex Fabrics
16	Pauline's Shoes
17	Anne's Apparel
18	Cummings Co.
19	First National Bank
20	Lodgen's Market
24	Kresge Department Store
25	Bob's Shoe's
25A	Rose Beauty Salon
26	Rix Inc. Discount Store
27	Althea's Gift Shop
28	Beauty Lounge
29	Brigham's
30	Ted's Restaurant
32	Roche Bros. Super Market
33	Maxsils H&ts add Dresses
35	Corey Super Market
42	Angela's Imports
43	The Beadery
44	Claus Delicatessen
45	Discount Music
46	Health and Beauty Aids
47	Barber Shop
50	Kennedy's Butter & Eggs



Poplar Street

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7	Morris Plan Banks
9	Diane's Bakery
13	Dom's Coiffures
15	Syl's Restaurant
17	Alarms Systems
19	Greeting Cards
25	Fanny Farmer Candy
27	Poplar Building
29	Home Appliances
31	Bakery
33	Residence
35	Beauty Salon
37	Tom's Shoe Repair
39	Teen Center
41	Casual Fashions
45	Gale Building
47	Kitas Remodling
49	Slak Shak
63	Barber Shop
65	Vacant
67	Office

South Street

675	Suffolk Auto Body
677	Printing Shop
709	Theatre
711	Vacant
713	Barber Shop
715	Laundry
715A	Office
717	Radio & T.V. Repair

719	Flower Shop
721	Residence
725	AFI-CIO Union
732	Wallpaper City
735	Office
737	Beauty Parlor
739	Vacant
740	Dennis Shoe
743	Paerke Snow Department Store
745	Improts
747	Vacant
749	Lawyers
751	Radio & T.V. Appliances
753	Lou Ann's Restaurant
754	Gift Shop
754A	Electrolysis
754A	Photo Finishers
755	Beauty Shop
756-758	Boston Edison Co.
759	Funeral Director
763	Insurance
765	Vacant
765	Vacant
765	Office
765	Office
767	Insurance
770	Taxi
786	Bank Parking

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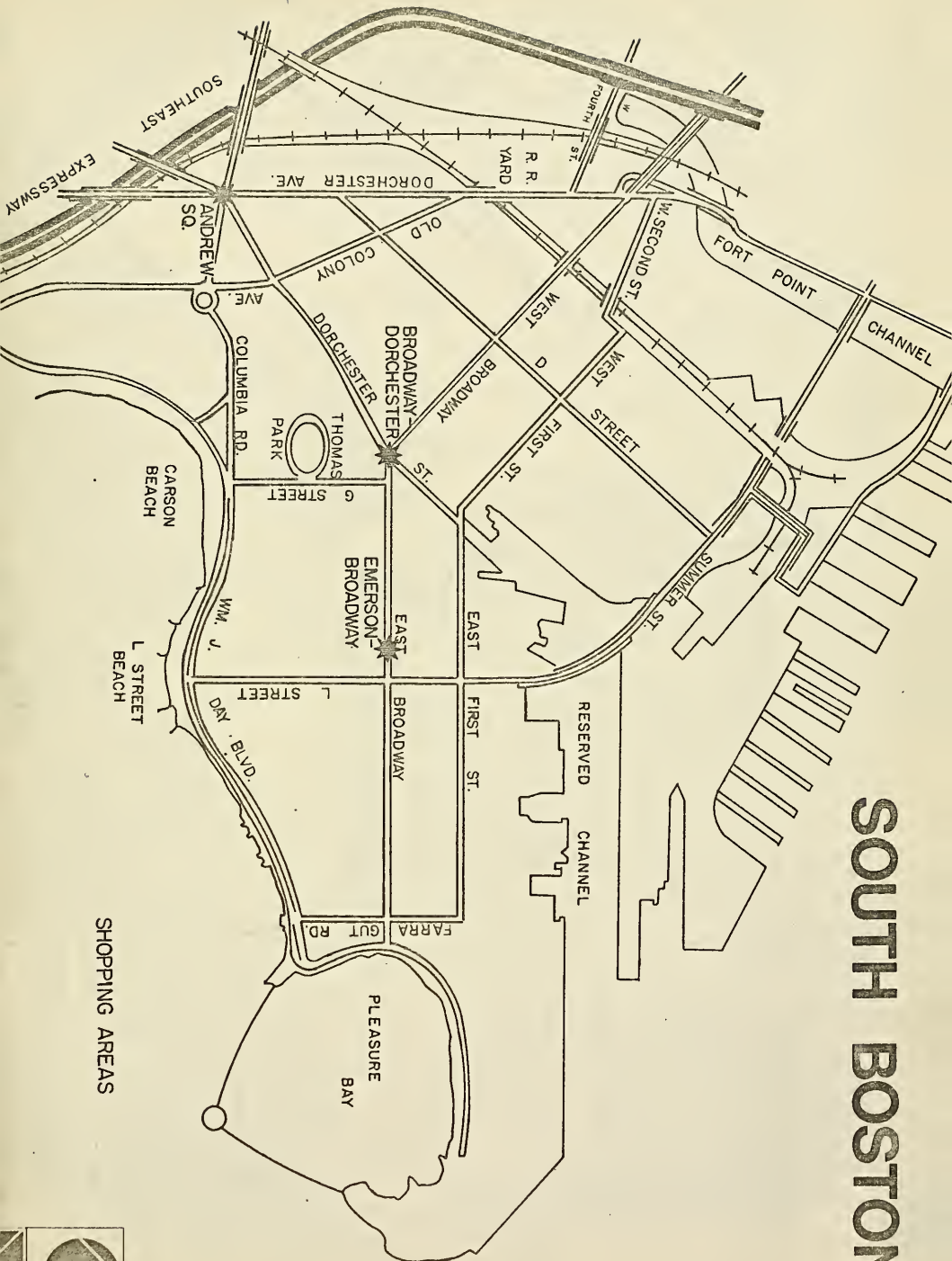
1	Social Security Office
8	12 Offices
14	Social Security Office
20	7 rms Corinth Building
22	Vacant
24	Club
36	Vacant
40	Roslindale Bank
41-51	Allen Furniture Co.
46	Gas Station
55	Robert Hair Stylist
57	Residence
58	

DI/5

XIV. South Boston

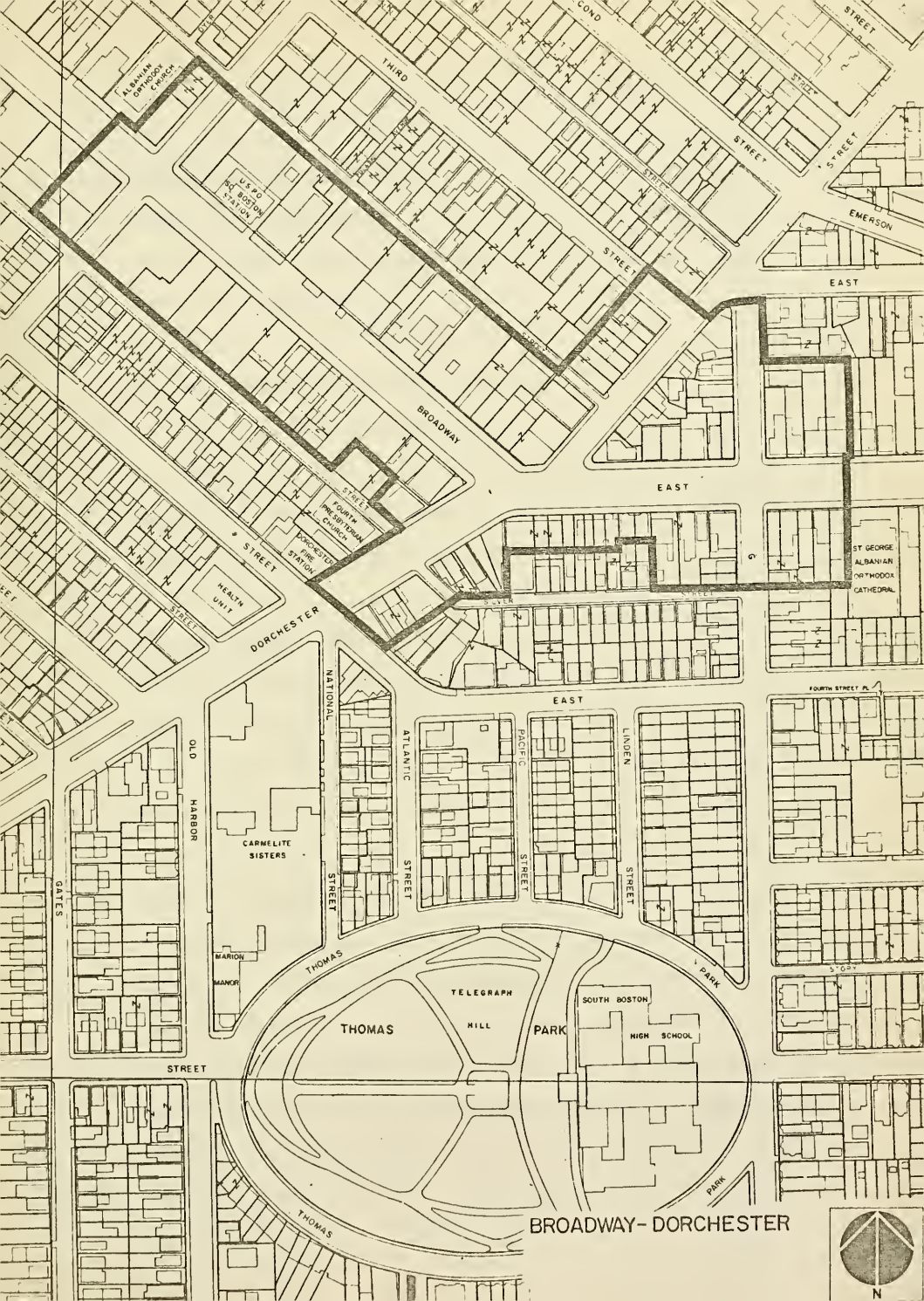
- A. West Broadway/Dorchester Street
- B. East Broadway/Emerson Street
- C. Andrew

SOUTH BOSTON



SHOPPING AREAS





ST. GEORGE ALBANIAN ORTHODOX CATHEDRAL

ST. GEORGE ALBANIAN ORTHODOX CATHEDRAL

ST. GEORGE ALBANIAN ORTHODOX CATHEDRAL

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ST. GEORGE ALBANIAN ORTHODOX CATHEDRAL

BROADWAY- DORCHESTER



1342706048
A. West Roxbury and Dorchester Street

1. Number of Acres: eleven
2. Existing Uses: retail commercial, customer parking
3. Existing Parking Areas
 - a. Private
 - (1) Behind First National Bank
 - (2) On street parking meters
 - b. Municipal: None
4. Potential Parking Areas: None
5. Number of Retail Stores: eighty one
6. Class "B"
7. Number of banks: four
8. Number of offices (18) plus apartments
9. Number of apartments: thirty eight
10. Number of gas stations: one
11. Total number of addresses: 212
12. Vacant: thirty
13. General condition of the area: fair
14. Comments: This area is beginning to show signs of deterioration and blight. Efforts should be undertaken to correct this situation. The area also has a serious lack of parking and amenities. Two vacant lots are located in the area and these should be used for parking and for a park. This could be effective in stemming the deterioration of the area.
15. Priority: High

A. West Broadway and Dorchester Street

1. Description - Size - Location

The major commercial area in South Boston extends along West Broadway from D Street to Dorchester Street. The commercial area also includes one block on East Broadway and one block on Dorchester Street. The area is a strip commercial area comprising approximately ten acres and extending roughly two fifths of a mile along Broadway.

2. Types and Numbers of Stores

The South Boston commercial area consists of approximately one hundred and ninety enterprises, consisting of residential, commercial public and institutional uses. The area contains eighty one retail stores, four banks, eighteen offices, thirty eight apartments, one gas station, thirty vacancies, one building under construction and two vacant lots. The retail stores are primarily located along Broadway. These include several furniture stores and small department stores as well as groceries and other stores usually found in a community shopping area. East Broadway and Dorchester Street consist primarily of offices eight and apartments thirty. These streets also have six vacancies within their two blocks of commercial uses.

3. Conditions

The Broadway commercial area is in fair condition. However deterioration has begun. The area has thirty vacancies which is more than one third of the areas operating retail stores. Most of these vacancies occur at the fringes on either end of the area. A few however are located in the heart of the area. One new building is under construction at 384-386 Broadway. This building is replacing a structure which was demolished. Two vacant lots are also located within the area one at 350 Broadway and one at 370 Broadway. These lots are currently dirt and are strewn with broken glass. They could easily be converted into either parks or parking areas.

4. Parking

The Broadway commercial area currently suffers from a serious lack of available parking. The existing parking consists of the First National Bank (for customers only) parking lot and on street metered parking. As already mentioned, the area contains two vacant lots either of which could be easily converted into a parking area. The other lot could be used for a park for shoppers.

5. Evaluation of Viability

The Broadway commercial area is viable and it does meet the community's needs. The area is beginning to deteriorate as is evidenced by the significant number of vacancies. Efforts should be undertaken to stimulate private enterprise in order to stem the tide of deterioration. Of the thirty vacancies only one section of about three is seriously blighted. This area is on the fringe of the area from 358-364 Broadway. The other vacancies could with minor repairs and some remodeling be rented if tenants could be found.

6. Priority - Need - Effect

The area has several specific needs. However because the area does have two available vacant lots the cost of improvements would not be prohibitive. One lot could be used for a park or sitting area for shoppers. Since the lots are vacant and are relatively flat the only costs incurred would be the costs of the land, of planting grass and trees, of installing benches and lighting and the installation of other equipment necessary for the lot to function as a park. The other vacant lot could be easily and inexpensively turned into a parking lot.

This area is in need of improvements. The costs incurred in improving the area would not be prohibitive. The effect of a new park, improved street lighting, a new parking area and other amenities could be sufficient to stimulate private enterprise. The priority of this area should be high.

The area is beginning to deteriorate and efforts should be made to check the deterioration before it becomes too widely spread and adversely effects the entire area.

WEST BROADWAY & DORCHESTER AVE. ^{Office}

375	Taylors Market
369	Market
361	Sports Film Lab
355-345	Vacant
345	Liquors
343	Vacant
339	American Legion Post
337	Vacant
335-333	Cleaners
331	Apartments
329	Our Lady of Hope
327	Elliot Sewing Machine Co.
323	Snake Shop
321	Sub Shop
319	Carmen's Post V.F.W.
313	Locksmith
307	Pub
305-303	Vacant being remodeled
301	Broadway Pharmacy
300	Gas Station
302	Barber Shop
304-306	Vacant
332	Pub
334	Residence
336	Sherman Court Assoc.
342	Clock Tavern
346	Shoe Repair
	Vacant Lot

354	Tavern
356	Laundromat
358	Vacant
364	Vacant
366	Vacant
368	S. B. Lithuanian's Citizens Assoc. Vacant Lot
374	Vacant
375	South Boston Florist
376	Vacant
377	Tary Cafe Restaurant
377a	Apartments
379	Ketvitis & Co. Tenders
380	Rosengard Clinic
381-383	Mel's Furniture Co.
381a	Residence
382	The Apothecary Drugs
384-386	Medical & Professional Bldg. under const.
385	South Boston Supply Co. hardware supply
385a	Residence
387	Vacant
389	Cosmos Parcel Express
390	Vacant
391	Broadway Liquor Mart
392	Lawyer
393	Trans Atlantic Travel Service
394	Podiatrist
375	Salvation Army Bargain Basement
396a	Apartments
396	Attorney

397a	Cerla's Specialty Shop
397a	Welfare Distribution Center
397b	Vacant
397b	Vacant
398	John's Hardware
397	Vacant
399a	Apartments
401	Broadway Shoe
402-408	Broadway Tile & Linoleum Co.
404	Resident+
405	Ellis Co. Furniture
406	Apartment
409	Ellis Building Offices
410	Church
411	Mike's Restaurant
412	Leed's Upholstering & Furniture Co.
413	Broadway Tobacco & Candy Co.
414	Mary Ann's Restaurant
415	Morro Discount Stores General Mdse.
416	Corey Cantor Furniture Co.
417	Woolworth's
420	Vacant
423	Up one flight Factory Outlet Novelties
421	Card Fair
424	South Boston Action Center
425	Robell's Discount Store
428	Boston Edison Co.
429	Brighams
429	Rix Discount Center

WEST BROADWAY

430	Mount Washington Co Op Bank
432	Gas station
435	Kay's Fashion Shop
439	Corin Stores Inc. department store
443a	Kennedy & Co. Dairy
443b	Church goods
443c	Vacant
445	Optometrist
445a	Land of Pizza
447	Sporting goods
448	Bowling alleys
449	Vacant
451	Elite Restaurant
453	Donut Chef
453a	Stukas Photog.
454	Broadway Tire & Battery
455	Manhattan Market
457	Optometrist
459	Sands Dept. Store
460	South Boston Savings Bank
463	Thom McAn Shoe
463a	Leonard's Cut Rate Cosmetics
467	Broadway Sub Shop
469	Mens Shop
469	Dembi Building
470	Supremen Market
471	Car Stop Cafe
472	9th Congress Offices
472a	Vacant

473	Pobes Inc. Retail Clothing
474	Shawmut Bank
476	Perkin Supply Co.
478	Vacant
479a	Vacant
480	Perkins Sq. Supply Co. hardware
482	Schuberts Smoke Shop
484	Barber Shop
486	Cleaners

EAST BROADWAY

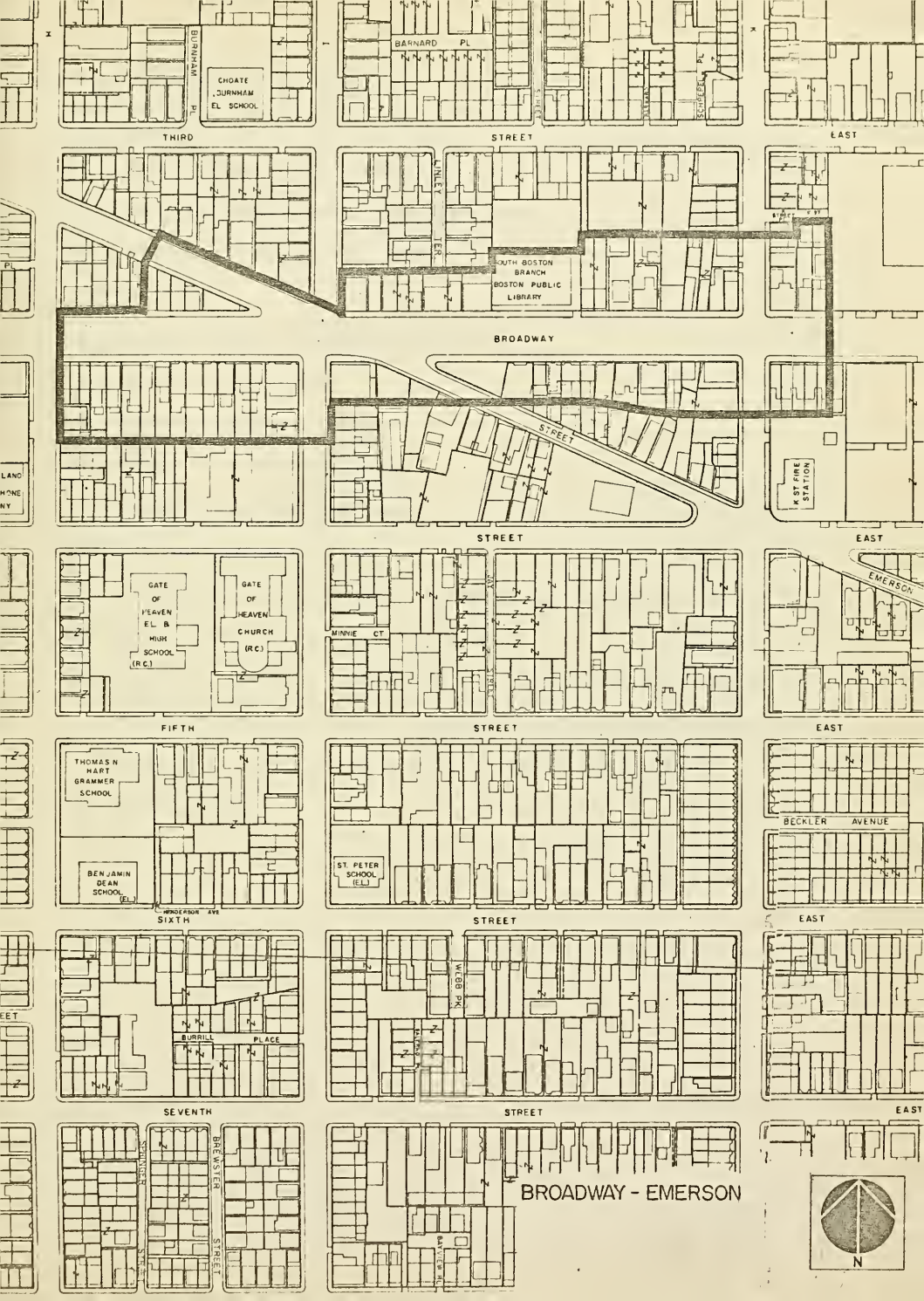
153	Residence
481	Rooms
485	Transfer Market Meats
487	Ganten Furniture
489	Lawyer
489a	Vacant
489	Residence
489	Residence
490	Bay View Pub
491	Rooms
492	Podiatrist
493	South Boston Residents Club
495	Residence
496	Residence
497	Residence
498	Residence
499	Residence
500	Realty
501	Physician
502	Baltic Florist & Gift

503	Vacant
504	Residence
505	Residence
506	Residence
506	Dentist

EAST DORCHESTER STREET

58	Third Street Cafe
61	Residence
63	Residence
65	Vacant
66	Residence
67	Vacant
69	Residence
71	Vacant
72	Residence
74	Residence
75	Perkins Sq. Sandwich Shop
76	Residence
78	Barber Shop
79	Rooms
80	Rooms
81	Parking
99-103	Vacant
100	Cabit Pharmacy
102	Apartments
104	Insurance
104a	Resident
105	Industrial Bankers
106	Metro Trading Inc. Men's Club
108	Bay View Distributing Liquor
110	Heights Tap Liquor

111	Thornton Flower Shop
112	Apartments
114	Apartments
114a	Chinese Laundry
115	Robinson Discount Hardware
116	Apartments
116a	Hair Stylist
118	Electrical Contractor
118½	Residence
119	Fire Station
120	Residence
122	Residence
124	Whitemore Fuel Corp.
124a	Mimi's Beauty Salon
124a	Residence



B. East Broadway/Emerson Street

1. Number of Acres: Five
2. Existing Uses: Retail Commercial
3. Existing Parking Areas: None offstreet
4. Potential parking areas: None
5. Class "B"
6. Number of Retail Stores: Sixty-four
7. Number of Banks: Two
8. Number of Offices: Fifteen
9. Number of Apartments: Thirty
10. Number of Gas Stations: None
11. Number of Vacancies: Ten
12. Total Number of Addresses: One Hundred and Twenty-five
13. General Condition of the Area: Good
14. Comments: The East Broadway/Emerson Street commercial area is in relatively good condition. The major problems affecting the area are a lack of off street parking facilities and amenities.
15. Priority: High

B. East Broadway/Emerson Street

1. Description - Size - Location

The East Broadway and Emerson Street commercial area is a strip commercial area of approximately five acres. The stores are located primarily on East Broadway. The area is approximately two-fifths of a mile. This area is South Boston's second largest retail commercial area. The primary function of the area is retail commercial shopping. The area does, however, have a variety of uses such as office, wholesale, commercial, institutional and residential.

2. Types and Number of Stores

The East Broadway/Emerson Commercial area consists of one hundred and twenty-five enterprises. These include sixty-four retail stores, fifteen offices, thirty residences, two banks and ten vacancies. The area is a community commercial area. The area contains all the goods and services needed by the community except a large department store and furniture store. The area contains two banks, card shops, barber shops, beauty parlors, restaurants, liquor stores, offices, cleaners, residences, clothing stores, groceries, drug stores, jewelry store and several wholesale stores and funeral homes. The South Boston branch of the Boston Public Library is also located in the area.

3. Conditions

The commercial area is in relatively good condition. The problems which exist in this area are relatively minor. The area would use aesthetic improvements such as improved street lighting and the addition of trees and benches. However, the area is economically in good condition and this type of improvement is not vital to the area.

4. Parking

The parking situation in this area presents one of the more serious problems affecting this area. Off street parking is provided by the First National Bank for customers only. Other parking is only available on Broadway and Emerson Street at metered spaces. The area does not have any available vacant land which could readily be converted into an off street parking facility.

5. Evaluation of Viability

The East Broadway/Emerson Street commercial area is a viable area. The area satisfied community needs by providing goods and services of a sufficient quantity and quality to be used by the community. The area also has ten vacancies none of which are seriously blighted. These stores can and probably will be rented shortly.

6. Priority - Need - Effect

The East Broadway/Emerson Street commercial area does exhibit a need for improvements. The area suffers from a lack of an off street parking facility. The area could also use additional street lighting and street trees. These needs, however, are not currently adversely affecting the viability of the area. The affect of improvements to this type of area would enhance the beauty of the area. However, they would probably not have a great or stimulating affect on private enterprise. The priority for improvements for this should not be high nor should it be low, Rather, the priority should be somewhere in between.

EAST BROADWAY/EMERSON STREET

568	East Broadway	Residence
569		Residence
570		Residence
571		Physician
573		Vacant
574		Residence
575		Funeral Home
576		Residence
577		Physician
578		Residence
579		Dentist
580		Plumbing Contractors
581		Residence
582		Residence
583		Residence
584		Beauty Salon
585		Residence
587		Dwyer Office Equipment Company
589		Residence
590		Dentist
592		Broadway Appliance
594		Physician
597		Realty
598		Insurance
599		Barber Shop
599A		Vacant

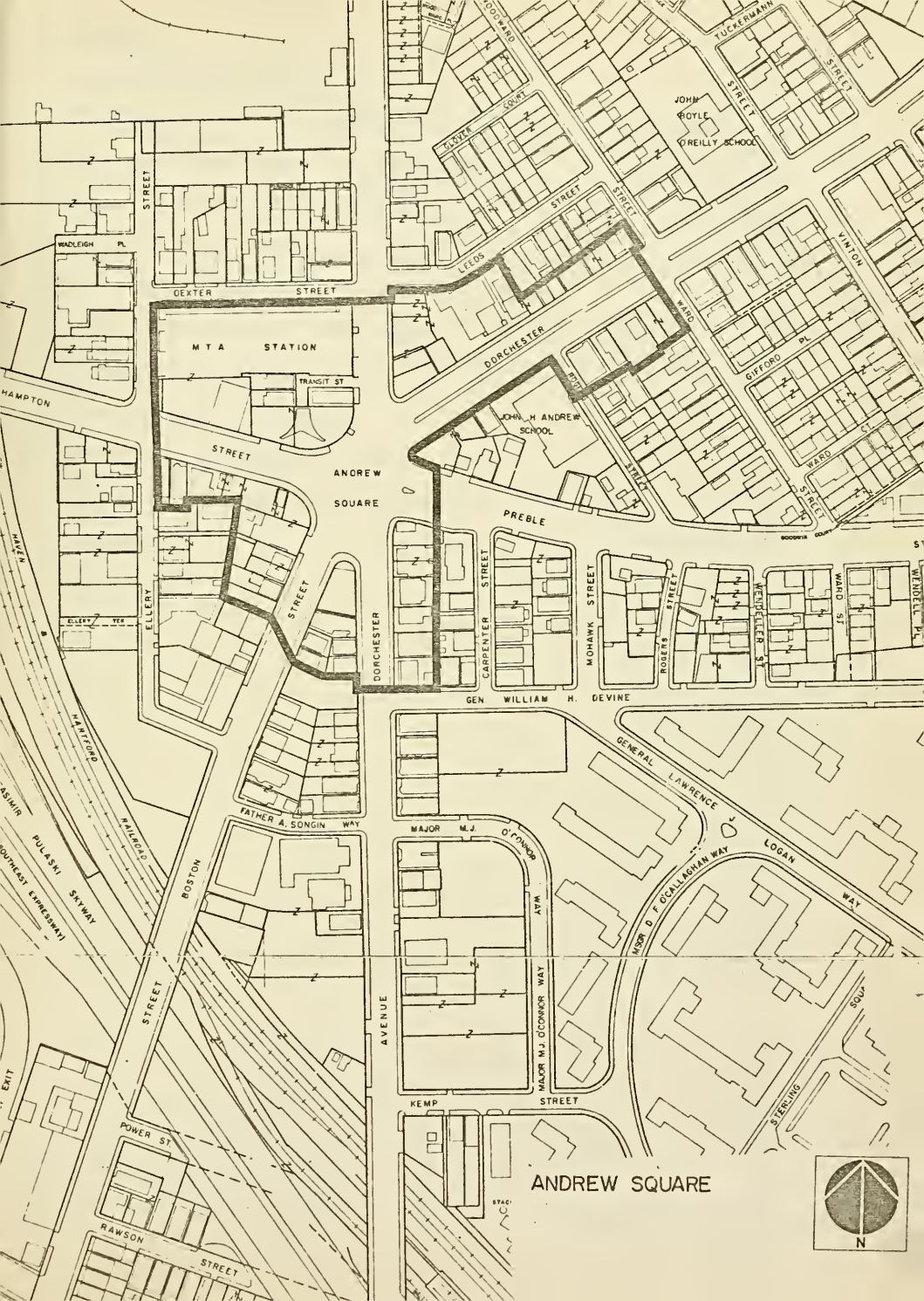
600	East Broadway	Beauty Shop
601		Residence
608		Beauty Salon
604		The Coachman
605		Kostics Delicatessen
606		Broadway Delicatessen
609		Residence
610		Residence
611		Casper Pharmacy
612		Rite Way To Service
613		Hub Discount
614		Dentist
614		Dentist
615		Tony's Pizza
616		Residence
617		Lydon Liquors
618		Residence
619		Murphy Jewelry & Gift Shop
620		Barber Shop
624		Residence
628		Flood Square Hardware
630		Residence
631		Travel Agency
632		Vacant
635		Flood Square Market
636		Lithuanian Weekly
637		Beauty Shoppe
641		M & T Oil Company

643	East Broadway	Vacant
645		Residence
646		BPL
647		Eric's Restaurant
649		Almanks Sports Shop
650		Shoe Repair
651		Insurance
651		Residence
652		Beauty Shop
653		Mauro's Clothes
654		Broadway Aquarium
655		Residence
655A		Helen's Hair Styling
656½		Vacant
656		Residence
657		Residence
658		Mac's Cafe
659		Millen & Sons
661		Slocum's Toyland
661A		Victory Market
663		Residence
664		Dorgan's Package Store
665		Cleaners
666		Meisner, Inc.
667		Perry's Sea Food
668		Residence

670	East Broadway	Auto School
671		Berger Company General Mdse.
672		Lynch Hardware
673		Jones 5 & 10
674		Residence
676		Frank's Variety
700		Florist
701		Drug Store
703		Barber Shop
704		Accountant
705		Insurance
705A		Beauty Shop
706		Farragut Co-Op Bank
707		Joe's Cafeteria
708		Charlie's Barber Shop
709		Chinan Greeting Shop
710		A & P Grocery
711		Real Estate
713		First National Grocery
720		First National Bank
726		Broadway Tire & Battery
726		Lynch's Taxi
732		Vacant
733		Vacant
734		Cassidy's Restaurant
736		Residence

737	East Broadway	Cleaners
738		Old Colony Firm Company
740		Sub Shop
741		Residence
742		Vacant
743		Funeral Home
744		Residence
745		Residence
746		Vacant
747		Resident
748		Residence
749		Cox Electric Company
750		Residence
752		Vacant
753		Perkins Grocery

235	Emerson Street	Vacant
137		Vets Club
139		Beauty Shop
141		Residence
151		Realty
152	q	Residence
153		Residence
155		Residence



ANDREW SQUARE



Andrew Square

1. Number of Acres: Eleven
2. Existing Uses: Retail commercial
3. Existing parking areas: On street only
4. Number of Retail Stores: Eighteen
5. Number of Banks: None
6. Number of Offices: three
7. Number of Apartments: Twenty-four
8. Number of gas stations: One
9. Number of Vacancies: Seven
10. Total Number of Addresses: Sixty
11. General Condition of the Area: Poor
12. Comments:

Andrew Square

A. Description - Size - Location

Andrew Square is a local neighborhood commercial shopping area of approximately eleven acres. The square is located at Southhampton Street, Dorchester Street, Dorchester Avenue, Preble Street, and Boston Street. The commercial businesses are located on Dorchester Avenue and Dorchester Street. The businesses are primarily ~~gea-~~ geared to local neighborhood needs providing basic goods and services. The area has few general commercial uses.

B. Types and Numbers of Stores

The businesses in Andrew Square provide the basic goods e.g. groceries, restaurants, and services need by residents in the immediate area. There are lacks large department stores, furniture stores, and other similar commercial activities with community wide or regional service areas. Andrew Square also does not meet the financial needs of the community as the area does not have any banks.

C. Conditions

The Andrew Square area is in relatively poor condition.

ANDREW SQUARE

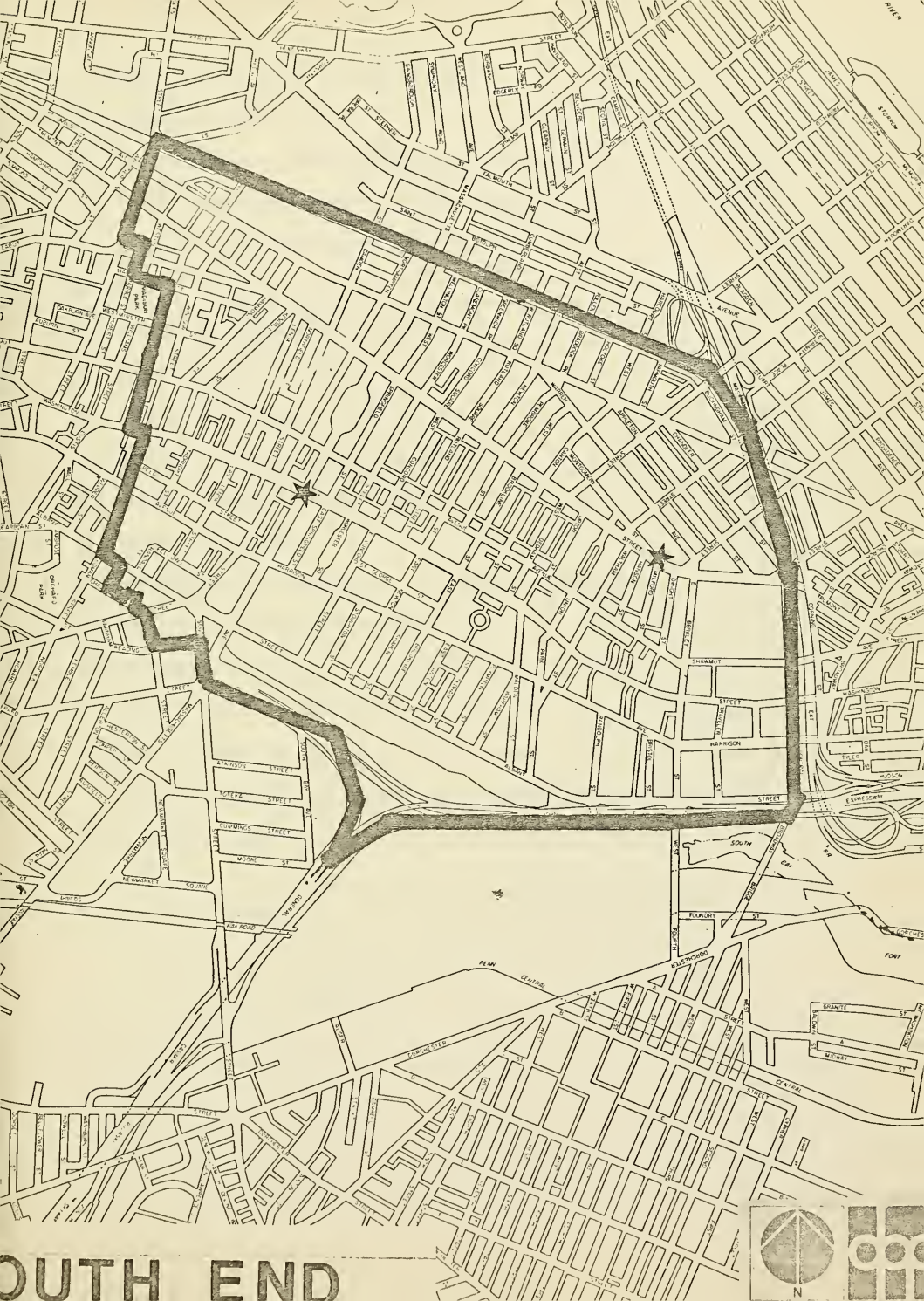
500	Dorchester Avenue	Vacant
523		Mass. Iron & Metal
525		Freaney Inc. Garage
528		Residence
536		Residence
538		United Elec Radio & Mach Workers
543		Storage
544		Cashman Sprinkler Co.
546	Vacant	
549		Sub Shop
550		Bracy Tobacco Co.
551		Tavern
553	Vacant	
44 554	Vacant	
555	Vacant	
557		Polish Army Vets
557	Vacant	
560		Andrew Sq. Cafe
563		MBTA
573		Guitar Teacher
573A		Auto School
575		Gas Station
582		Brothers Restaurant
598		Insurance
601		Connelly's Tavern
602		Residence
603		Residence
604		Residence

605		Billie's Grocery
606		Residence
607		Residence
608		Residence
608A		The Aquarium Cellar
609		Residence
610		Polish American News
611	Vacant	
613		Residence
614		Residence
615		Residence
616		Residence
620		Residence
622		Residence
362	Dorchester Street	AAA Auto Accessory & Parts
363		Residence
367		Residence
368		Residence
369		Residence
371		Barber Shop
372		Residence
373	Vacant	
374		Residence
375		Residence
377		Residence
380		Andrew School
381		Library
388		Storage
390-400		Comfort Upholstering

393	Dorchester Street	Boston Legal Aid
397		Residence
399		Beauty Shop
401		Residence

XV. South End

- A. Tremont Street (from West Newton to Berkeley)
- B. Washington/Massachusetts Avenue

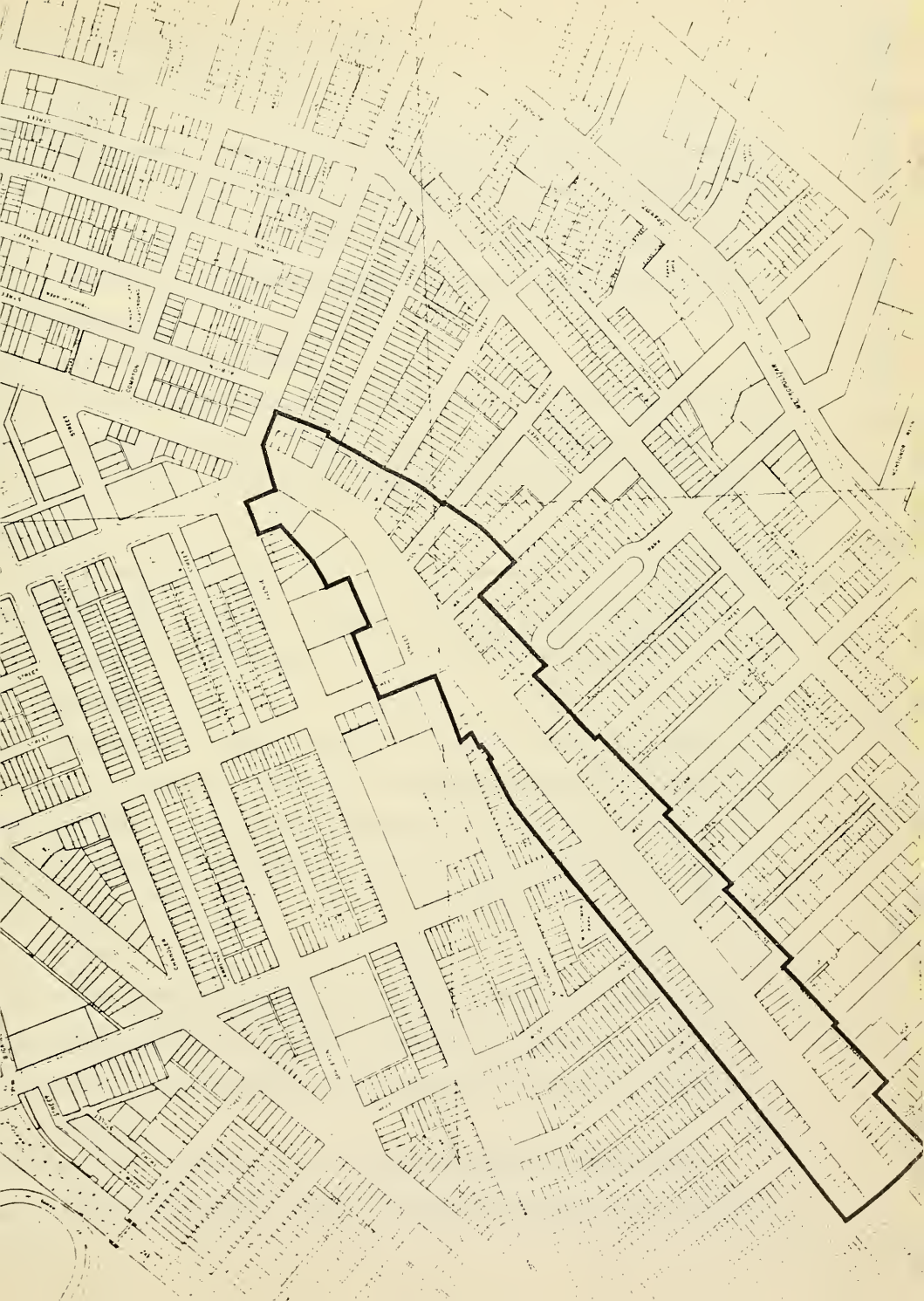


SOUTH END



A. Tremont (From Berkeley to West Newton)

1. Number of Acres: 18
2. Existing Uses: Retail commercial
3. Existing Parking Areas: on street only
4. Potential Parking Areas: None
5. Class: "B"
6. Number of Retail Stores: Fifty-five
7. Number of Banks: None
8. Number of Offices: Nineteen
9. Number of Apartments: Sixty-Three
10. Number of Gas Stations: One
11. Vacant: Forty-one
12. Total Number of Addresses: One Hundred Eighty Nine
13. General condition of the Area: Poor
14. Comments: This area is situated within the South End Urban
Renewal Area. Any improvements suggested for this area have
been included in the Urban Renewal Plan. The Plan will have to
be altered if any additional improvements are to be undertaken.
15. Priority: Low



A. Tremont (from Berkeley to West Newton)

1. Description - Size - Location

~~Description~~

The Tremont Street commercial area is the primary retail shopping district in the South End. The area contains approximately one hundred and seventy-five addresses. Only fifty-five of these are operating retail businesses. The remainder consist of offices, apartments, churches, clinics, center for the arts and a gas station.

2. Types and Number of Stores

The fifty-five retail stores consist primarily of a grocery store, several markets, drug stores, cleaners, liquor stores and small clothing stores. The area is not served by a large department or furniture store. The area also lacks a bank.

Forty-one stores are vacant. Many of these are badly deteriorated. Most of the remaining structures are residences, offices. Many of these also appear seriously blighted and appear to warrant major rehabilitation.

3. Conditions

The Tremont Street commercial area is in very poor condition. Most of the buildings are deteriorating. Many are seriously blighted and some warrant demolition. As previously mentioned plans for this area are contained in the South End Urban Renewal Plan. Boston Center for the Arts is to be located in this area.

4. Parking

The Tremont Street area does not have any available off street parking. The only existing parking is on street. However parking as well as new commercial space is scheduled as part of the Center for the Arts Complex.

5. Viability

The area as it exists today is not viable community shopping area. However the Urban Renewal Plan contains recommendations which will revitalize this area.

6. Priority - Need - Effect

Priority at this time is high. However, the improvements scheduled as part of the Urban Renewal Project should be completed before any additional improvements are considered. The addition of street trees, lighting, pedestrian amenities and parking facilities will have little if any effect. In fact this type of improvement would accentuate the overall blighted and deteriorated condition of the area.

TREMONT, From Berkeley to W. Newton)

400	Tremont Street	A & P
414		Apartmentss
416		Manpower
436		Castle Sq. Day Care Center
440		Castle Sq. Project
443		Gas Station
450		Apartments
459	Vacant	
460		Maytag Laundry
461	Vacant	
462	Vacant	
463	Vacant	
465	Vacant	
467	Vacant	
499	Vacant	
470		Warren Electric & Hardware Supply
471	Vacant	
473	Vacant	
474		Apartments
475	Vacant	
476		Full Package Store
480		Family Health Service
482		Apartments
483	Vacant	
486-488		City Maternity & Infant Care
487		Castle Sq. Market
489		Berkeley Loan Co. Pawn Shop
490o		Foy's Fabrics & Cust. Design
491		South End Laundry

491½	Vacant	(Tremont Street)
492	Vacant	
493		Al's Smoke Shop
494		Apartments
495	Vacant	
495A	Vacant	
496		BPL
497	Vacant	
515		Whiting's Oil
516		Dover Tavern
518		Paul Export Clothing
520		Record Cafe
524A		K & P Variety
524		Apartments
525	Vacant	
526		Liquor Store
527	Vacant	
528		Barber Shop
530		Physician
532		Jay Bees Restaurant
533		National Theatre
534		Athen's Market
536		Apartments
536B		New Peal Clothing Store
538		Lawyer
538A	Vacant	
538B		Beatry Novelties
538		Barber Shop
538		Hanson Spa

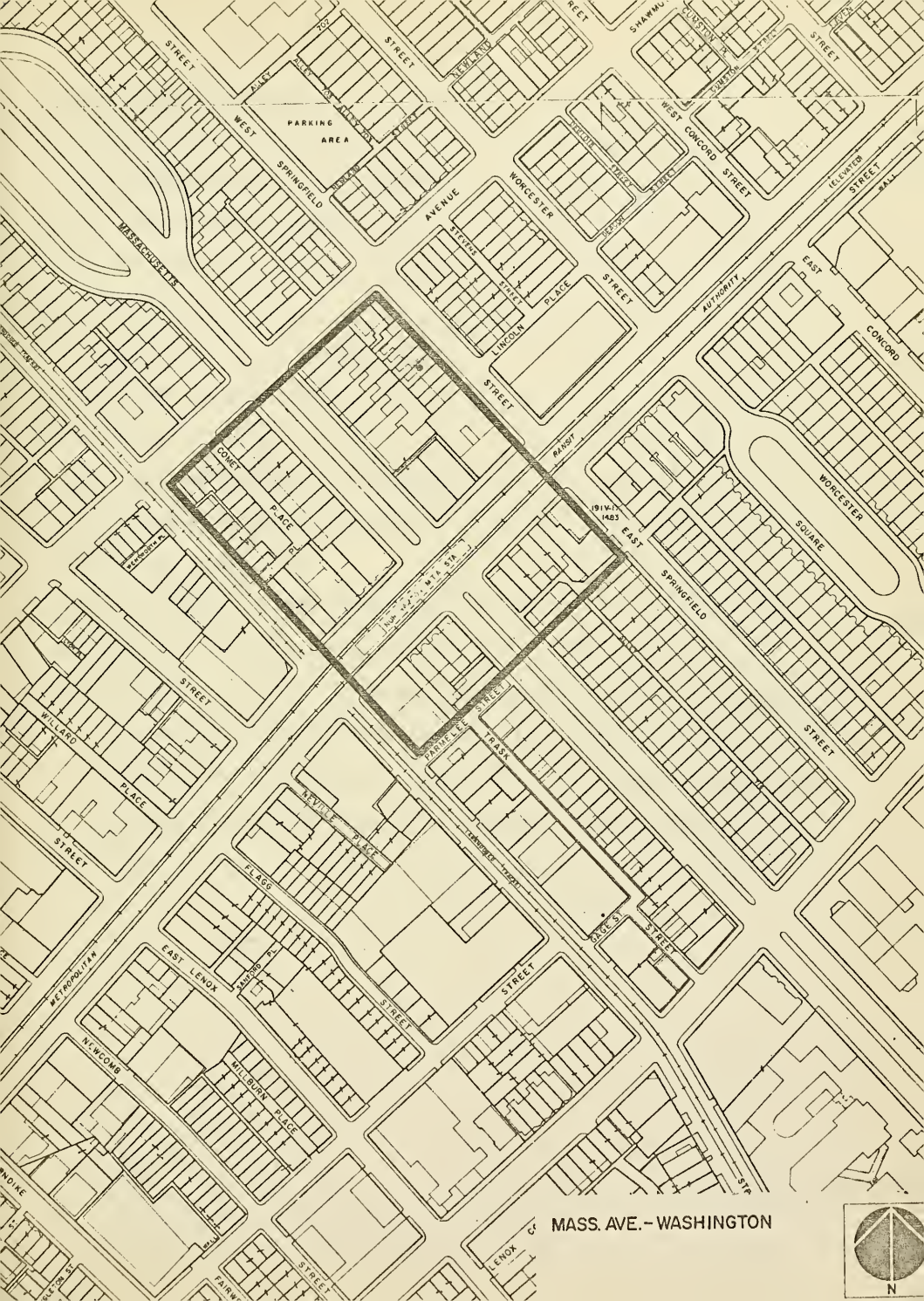
539	Tremont Street	Boston Center for the Arts
540		Cal's Clothing Co.
541	Vacant	
543		Kay's Restaurant
544		Apartments
546		Apartments
548		Apartments
549		South End Project Area Committee
549A		Stage One Productions
550		Florist
552		Cut Rate Clothing
553	Vacant	
558		Apartments
560		Lawyer
562		Residence
564		Central Lunch
565		Ball Cafe
567	Vacant	
569	Vacant	
570		Real Estate
570		Delicatessen
571		Liquor Store
572	Vacant	
573		Rooms
573½		Employment Service
574		Residence
575		Residence
576		Residence
577		Residence
578	Vacant	
579		Rooms

580	Tremont Street	Apartments
581		Parker's Restaurant
582		Store Front Learning Center
583		Rooms
583C	Vacant	
584		Insurance
585		Residence
586		Dentist
587		Rooms
588		Rooms
589		Rooms
590		Rooms
590A	Vacant	
591	Vacant	
592		Upton Spa
593		Dartmouth Cafe
594		Residence
595		Residence
596		Residence
597-599		7 Day Adventist Mission
598		Residence
600		Residence
601		Physician
602		Apartments
603	Vacant	
604		Residence
605		Residence
606		Residence
607		Liquors

608	Tremont Street	La Esquina Clothing
609		Residence
609A		Barber Shop
610		Druggist
611		Residence
612		Barber Shop
613		Apartments
614		Apartments
615		Apartments
616		Apartments
617		Apartments
618		Apartments
619		Apartments
620		Apartments
621		Apartments
622		Apartments
623		Apartments
624		Apartments
625		Apartments
626		Apartments
627		Apartments
628		Peter's Lunch
629		Residence
630		Esquire Plumbing & Heating
631-635	Vacant	
632	Vacant	
636	Vacant	
637	Vacant	
638	Vacant	
639		Residence

640	Tremont Street	Church
641	Vacant	
643	Vacant	
645		Barber
647		Fish & Chips
652		Brookline Pharmacy
654		Apartments
655		Mals TV & Radio
656		Apartments
657		Apartments
658	Vacant	
659		Tony's Market
660	Vacant	
661		Apartments
662		Chinese Laundry
663		Residence
663A	Vacant	
664	Vacant	
664A	Vacant	
665		Residence
665A		Shing Lew Restaurant
666		Kellum Plumbing & Heating
667		Residence
668		Tremont Launderette
669	Vacant	
670		Lawyer
671-673		Home Hardware
672		Residence
674	Vacant	
674A	Vacant	

675	Tremont Street	Locksmith
677		Community Development
679	Vacant	
681		Tours on Tremont
683		Market
683		Lawyer



MASS. AVE. - WASHINGTON



B. Washington/Mass. Ave.

1. Number of Acres: Four
2. Existing Uses: Retail commercial
3. Existing Parking Areas: None
4. Potential: Parking Areas: None
5. Class BB"
6. Number of retail Stores: Forty
7. Number of Banks: None
8. Number of Offices: Eight
9. Number of Apartments: Twenty-three
10. Number of Gas Stations: None
11. Vacant: Twenty-five
12. Total Number of Addresses: Seventy-three
13. General Condition of the Area: Poor
14. Comments: This area is in very poor condition. Many of the buildings are vacant and greatly deteriorated. Many operating stores are badly deteriorated. This area is in an urban renewal project area and any improvements undertaken must coincide with the urban renewal plan.
15. Priority: Low

B. Washington/Mass. Avenue

1. Description - Size - Locations

The Washington/Mass. Avenue retail commercial area is one of the primary shopping areas in the South End. The area, at one time, was a thriving commercial area. Today it is a rapidly declining area. Many stores are vacant. Several have been demolished and most are in very poor condition.

2. Types and Numbers of Stores

The Washington/Mass. Avenue commercial shopping area is primarily a local neighborhood shopping area. The area does not have any large department stores or banks in the area. The area does have a number of cafes and taverns. The area is served by one grocery store, a discount store, a hardware store, a music store and a drug store.

3. Conditions

As previously noted, this area is in very poor condition. In addition to the significant number of vacancies and considerable amount of vacant land and deteriorated buildings the area has the elevated burning down Washington Street. This creates several problems. One, the Street itself is in poor condition and congestion is created by these supports. Traffic is usually limited to one lane in either direction as cars are usually parked at the curb and many are double parked.

4. Parking

Parking is available on the street. However, because of the El's structural supports, parked cars do obstruct through traffic. One of the vacant lots could be converted into a parking facility. This could conceivably get parked cars off the street and improve the flow of traffic.

5. Evaluation of Viability

This area is functioning. Approximately forty stores are open and attract customers. However, the area is severely blighted and deteriorating rapidly.

6. Priority - Need - Effect

For several reasons, this area should have a low priority for improvements. The area lies in an urban renewal project and as such plans for the area's improvements and upgrading are included in the urban renewal plan. Any new plans or projects must be incorporated into the renewal plan before they can be undertaken. This commercial area is so badly deteriorated that a major program and large sums of money would be needed to have any viable and lasting effect on the area. Any such program would have to take place under the auspices of the urban renewal project or wait until the project were closed out before enactment could begin.

WASHINGTON/MASSACHUSETTS AVENUE

West Concord - West Springfield

1640	Washington Street	Dairy Queen
1641		Vacant Land
1645		Vacant Land
1654		Funeral Home
1655		TV SHop
1658		Vacant
1662		Apartments
1664		Vacant
1666		Vacant
1665		Tito's Discounts
1667		Siegel Hardware
1670		Vacant
1670A		Gateman Clinic
1672		Hite Radio and TV
1675		Vacant
1677		Vacant
1679		H & H Grocery, Inc.
1681		New Construct
1682		New Construction
1685		New Construction
1686		Apartments
1688		Apartments
1690		Apartments
1692		Apartments

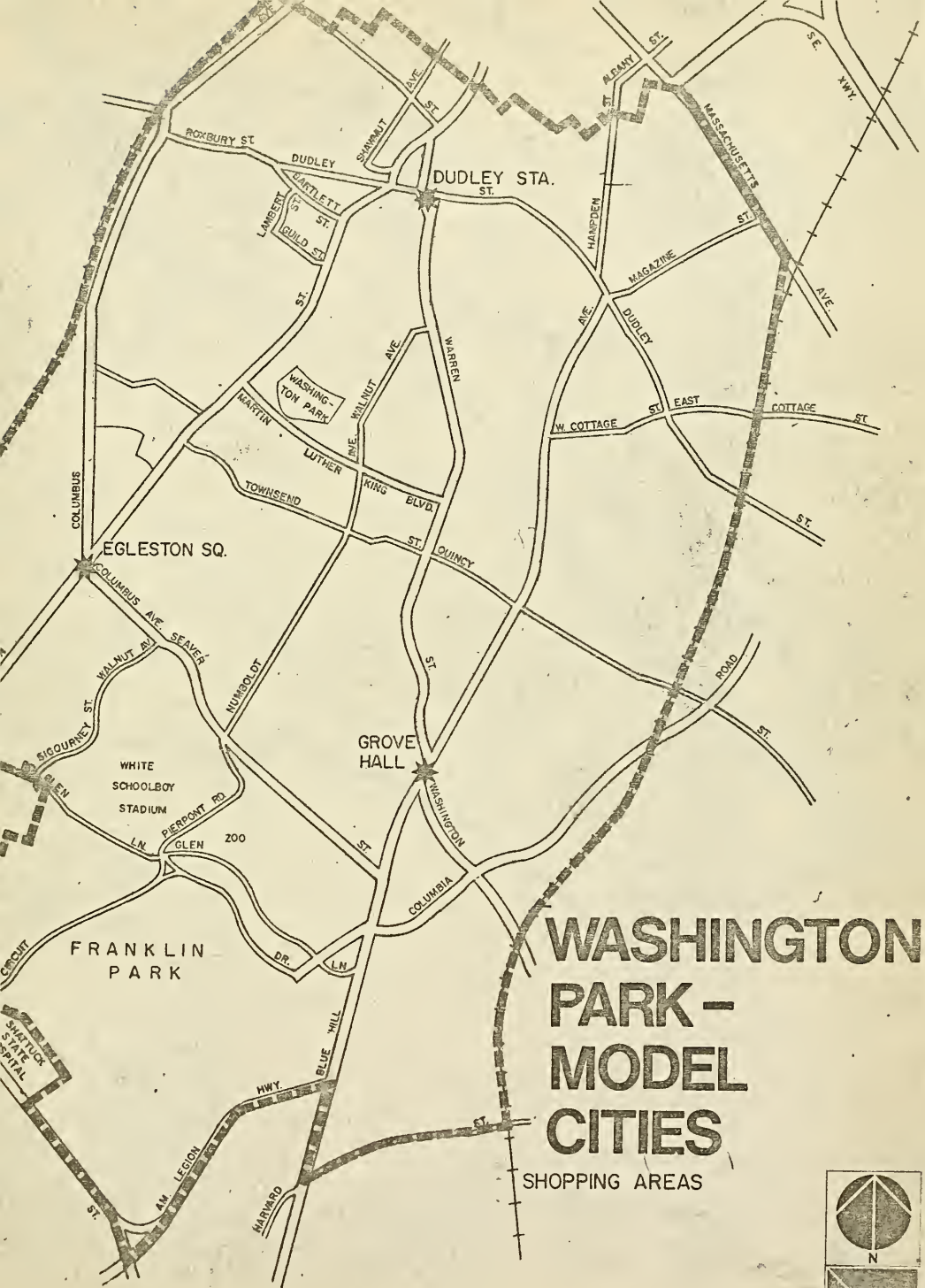
1706	Washington Street	1706h & Sheehan Cafe, Inc.
1723		Chicos Variety & News
1724		Saia, Inc.
1725		Vacant
1726		Shannon Cafe
1727		Vacant
1728		Spencer Auto Body
1728A		Vacant
1734		Vacant
1734		Cafe Rendezvous
1738		Terome Cleaners
1739		Puritan Snack Bar
1740		Vacant
1741		Vacant
1742		Vacant
1744		B & L Laundermat
1745		Optometrist
1746		Harvey's Lunch
1747		Olympia Flower Store
1750		Apartments
1752		Donovan Drug
1759		South End Community Health Center
1761		Apartments
1762		Walden Restaurant
1762A		Apartments
1763		Record Shop
1766		Travel Agency
1766A		Vacant

1767	Washington Street	Apartments
1768		Vacant
1769		Uncle Ned's Loan Company
1770		Vacant
1776A		Dentist
1777		Bruno's Liquors
1778		Joe & Nemo's
1779		Vacant
1780		Vacant
1781		Shanty Cafe
1781A		Smoke Shop
1783		Vacant
1784		Vacant
1785		Jack's Men's Shop
1786		Vacant
1788		Lonie's Cafe
1789		Mellen's Tavern
1803		Folsom's Fish Market
1813		Vacant
600	Massachusetts Ave.	Janitorial Supplies
602		Vacant
603		Apartments
604		Vacant
606		Powell's General Contracting Company
608		Apartment
612		Apartment
613		Rooms

614	Massachusetts Ave.	Rooms
615		Rooms
617		Rooms
618		Vacant
619		Residence
620		Vacant
621		Residence
623		Apartments
627		Apartments
633		Mass. Record Distributor
646		Vacant
648		Apartments
650		Beauty Shoppe
651		Walden Restaurant
652		Apartments
653		Vacant
654		Vacant
655		Apartments

XVI. Washington Park - Model Cities

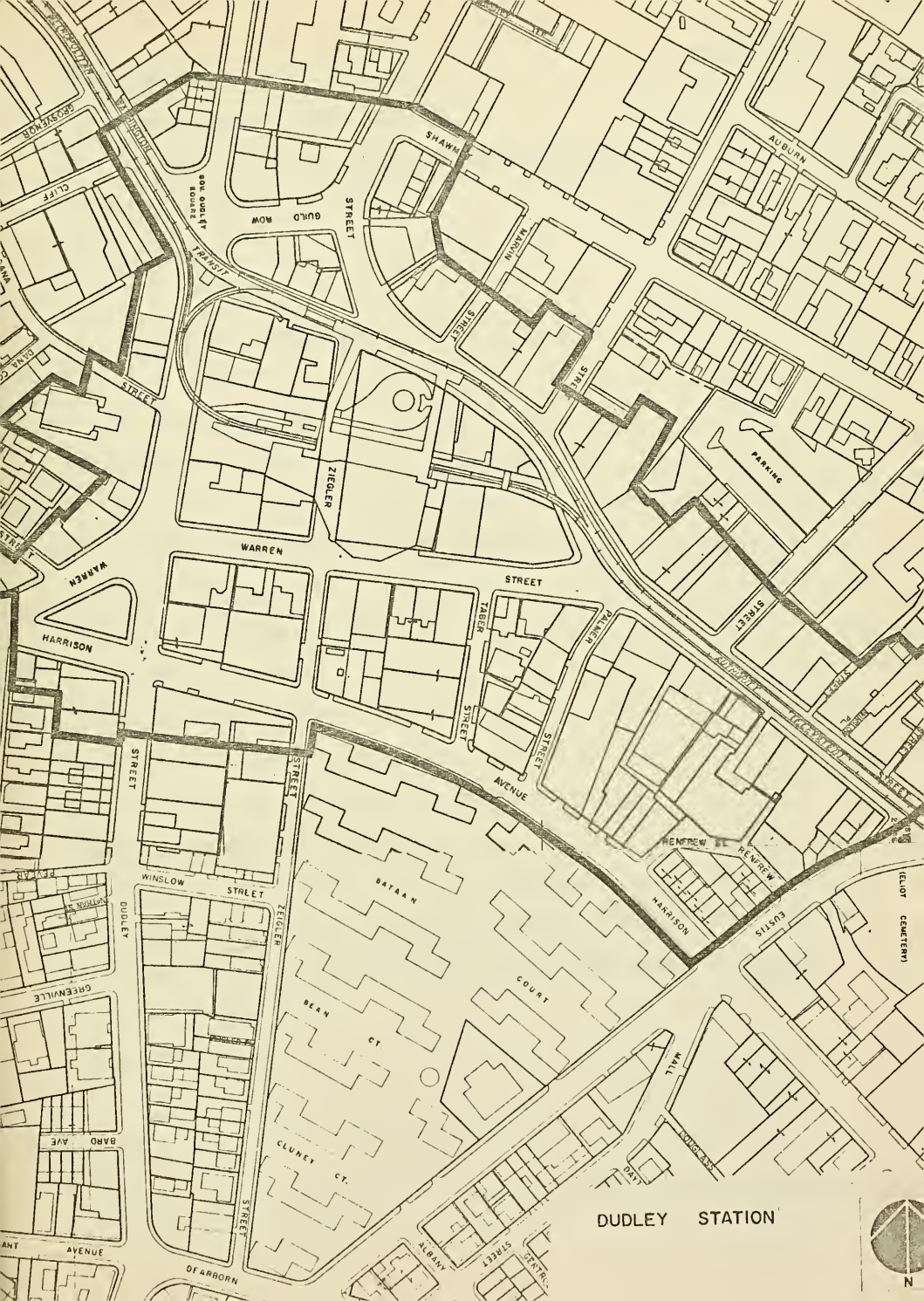
- A. Dudley Station
- B. Grove Hall
- C. Egleston Square



WASHINGTON PARK - MODEL CITIES

SHOPPING AREAS





DUDLEY STATION



NOV 1 1973

A. Dudley Station Area

1. Number of Acres: Approx. 6.8
2. Existing Uses: Retail commercial, customer parking
3. Existing Parking lots: two
 - a. Private: two
 1. MTA lot
 2. Paint Company lot
 3. Bank lot
 - b. Municipal: none
4. Potential: none
5. Class "A"
6. Number of retail stores: eighty seven
7. Number of banks: six
8. Number of offices: eighteen
9. Number of apartments: twelve
10. Number of gas stations: none
11. Number of vacancies: thirty six
12. Total number of addresses: one hundred sixty five
13. General condition of the area
14. Comments: The Dudley station area, currently in poor condition, is in need of a comprehensive improvement program. The addition of amenities along will not improve the area. Priority, therefore, for this type of improvement is low.
15. Priority: low

112

Dudley Station

A. Description - Size - Location

Dudley station consists of approximately ____ acres. The area is located in model cities in the heart of Roxbury. The area consists of parts of Washington Street, Dudley Street, Roxbury Street, Warren Street, Harrison Avenue, and several side and interconnecting streets. Washington Street is heart of the area providing the primary stores, banks and services serving the area.

The Dudley station area is the primary commercial area serving model city and the Black Community. Many community services are located in the Dudley station area e.g. The community Workshop, Young Women Leadership, Police Station, the Roxbury Medical Group, and the Dudley School. Model city's offices are also located in Dudley Station. The area also provides many goods and shops which directly serve the black community e.g. Nubian notion, muzlim Bazapa, ngoze eyesee african records, and several soul food restaurants.

B. Conditions

The Dudley Station area is in poor condition. Many stores are vacant and boarded. Many of the occupied buildings appear to be in need of major repairs. The streets are very narrow and congested with through traffic, double parked cars and live parking.

One of the major blighting influences in the area is the elevated. The "EL" runs along Washington Street and has several adverse effects on the area. The noise and the obstruction to through traffic as well as the negative aesthetic effect are the primary adverse effects.

The M.B.T.A. is planning to upgrade the Dudley MBTA station and the elevated plans currently call for the station and the elevated to be painted. Also one of the curves, which is the major cause of noise, on the elevated will be straightened. In conjunction with these improvements, TOPICS also plans to take steps to improve circulation. Safe streets also is palnning to install new

3 street lighting into the area.

NOV 1 1973

C. Parking

Parking represents another serious problem in the Dudley station area. The area has only three off street parking areas. Each of these is privately owned and parking is for there suctomers only. The area does not have a municipal or M.B.T.A. parking facility. The area also lacks available land which could readily be converted into an off street parking facility. The available parking consists primarily of on street parking. Double parking and live parking exists throughout the area and is a major contributor to the traffic congestion in the area.

D. Evaluation of Viability

Dudley station is a viable community commercial and service area. The area has eighty seven operating retail stores providing goods and services for the area. The area however, shows definite signs of deterioration and blight. Thirty six of the one hundred sixty stores are vacant. Most of these appear to be beyond the point where rehabilitation is feasible. Many of the other stores are beginning to deteriorate. However, because the area fulfills a definite need, a commercial and service area for model cities, and as such will remain viable even if the physical area begins to deteriorate.

E. Priority - Need - Effect

The Dudley station area has many needs for improvements in many areas e.g. Improvements in the traffic circulation, parking, physical areas, M.B.T.A. station, the "EL", as well as a need for improved street lighting and amenities. The area is currently being considered for improvements by several agencies e.g. TOPICS, safe streets and the M.B.T.A. several proposals for the area are currently being considered which would improve the area.

Improvements to Dudley station are necessary and the priority is high. However, the scp12e of this report is primarily concerned with evaluating the need for and effect of cosmetic improvements. Dudley station has a definite need for this type of improvement. However unless these are undertaken in conjunction with a comprehensive imporvement program, the effect would be negligible and the effort wasted.

Dudley Station

7	Clarks Market
9	Vacant
13	Community Workshop
15	Vacant
19	Vacant
20	Dudley School
21	Vacant
27	Vacant
38	Residence
39	Vacant
40	Vacant
46	Residence
48	Residence
50	Residence
53	Open Ear Associates
54	Residence
55	Vacant
56	Vacant
57	Residence
58	Residence
59	Residence
67	Vacant
68	Playground
71	Vacant
80	Young Women Leadership
95	Residence
100	The Muslim Bazaar
102	Ralco Decako Corp. decals
104	Globe Sign Co.

NOV 1 1973

105	Vacant
108	Rooms
110	Bag Full of Goodies Restaurant
114	First National Bank
122	Vacant
128	MBTA Station
135	Police Station
140	Sub Shop
146	Nubian Notions
148	Drugs
150	Liquors
152	Vacant
154	Sub Shop
155	Callahan's Mens Shop
156	Dental Association
160	Shawmut Bank
165	Eilat Savings Bank
171	Residence

Washington Street

2121	Korn Field Pharmacy
2128	Highland Tap Restaurant
2129	Washington Fruit
2131	Terminal Hardware
2136	Vacant
2141	Vacant
2143	Vacant
2145	Vacant
2147	Vacant
2159	Mabison Drug
2161	Apartments
2163	Factory Shoe Outlet

2164	B & D Wallpaper
2167 and 2177	National Radio & T.V.
2170	Eastern Bargain Spot Dept. Store
2173	Hong Kong Wiggery
2181	Ruggles Building
2183	Ngozi Eyesee Affican Recodds
2185	Wynotte's Department Store
2196	Barber
2200	Barbar
2201	Woolworth's
2204	Records & Sounds
2208	Roxbury Bargain Store
2215	G.T. Inc. Clothing Manufacturing
2216	Blair's Food Land
2220	Dudley Drug
2221	Lord's Womens Wear
2222	Afro Boutique
2224	Vacant
2225	Royce Specialty Shop
2231	Norwood Shoe
2235	Vacant
2249	APAC
2251	Rubins Clothes
2255	Skippy White Records
2257	Carroll Perfumer
2259	Kim's Kap Millinery
2260	Ferdinand's Furniture
2275	Robell's Department Store
2277	Men's Bargain Center

NOV 1 1973

2276	Window to Watch
2282	Real Estate
2283	Venue Cosmetics
2285	Clear Weave Inc.
2301	McClellan Stores Co.
2304	Cleaners
2307	Amaechi Mfg. Women's Clothing
2308	Photography
2311	Thom McAn's
2313	Woody's Mens Store
2321	Highland Furniture
2326	Don Mar Co. Furniture
2337	Caly P-Soul Foods
2340	MBTA
2343	Boston Five Bank
2343	State Street Bank
2345	Bell Food Company
2359	Army & Navy
2360	Patio Lounge
2362	FNB Parking Lot
2365	Mickey's Lounge
2371	Warren Bo-op Bank
2377	Dance School
2379	Hardware
2385	Moody's House of Styles
2387	The Silver Slopper Restaurant
2391	Roxbury Grille
2399	APAC
2401	Bartlett Building
2407	Circle Supply
2408	Vacant

2414 Kenmore Building


2420 Vacant

NOV 1 1973

2499 Waples Company

2406 Modern Planting Company

2414 Model Cities

2665 MBTA 
Garage

2565
2595 Vacant

Warren Street

2 Ray's of Boston Clothing


6 Douglas Bookstore

10 Grants Auto Supply

16 Warren Fish Market

18 Beauty Shop

18A Vacant

20 
El Plaza Cafe

22 Shoe Shelf

26 Roxbury Medical Group

28 Vacant

28A Podiatrist

28½ Apartments

30 Parkers Fish & Seafood

30A Steve's Tavern

30½ Apartments

32 Reading Room

34 Chlvey Jewelers

34A Cleaners

35 MBTA

36 Vacant

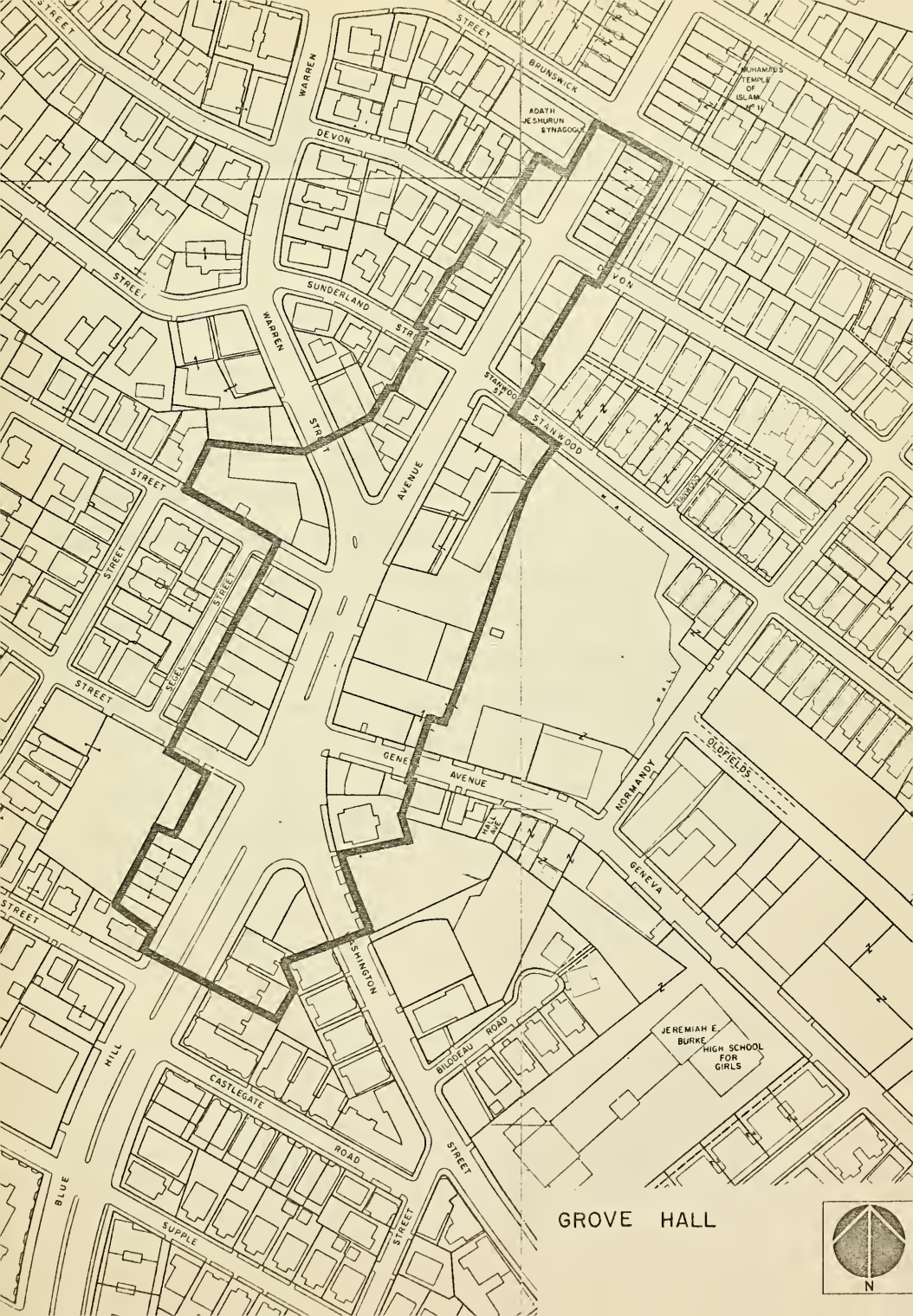
38 Elite Restaurant

39 Dentist

40 Cafe

41	Vacant	
41A	Vacant	NOV 1 1973
42	Vacant	
42½	Vacant	
43	Vacant	
44	Vacant	
45	Vacant	
46	Beauty Salon	
47	Vacant	
48	The Hut of Coiffures	
50	Vacant	
50½	Optomotrist	
51	Insurance	
52	Insurance	
54 -	Vacant	
55	New Party Cafe	
56	Vacant	
58	The Hat Shop	
59	Vacant	
61	Vacant	
62	Boston Edison	
68	Vacant	
70	Insurance	
72	Marshall Coiffures	
74	Vacant	
76	Vacant	
90	Business Communications	
90b	Charlies Radio Service	

5/4



GROVE HALL



B. Grove Hall

1. Number of Acres: Thirteen,
2. Existing Uses: Retail Commercial
3. Existing Parking Areas: On Street Only
4. Potential Parking Areas: None
5. Class: "B"
6. Number of Retail Stores: Sixty-Two
7. Number of Banks: None
8. Number of Offices: Fourteen
9. Number of Apartments: Twenty-three
10. Number of Gas Stations: Two
11. Number of Vacancies: Fifty-Nine
12. Total number of Addresses: One Hundred Sixty-Nine
13. General Condition of the Area: Poor
14. Comments: Grove Hall is Model City's second largest retail commercial area. The area is in poor condition. The needs of this area can not be satisfied by the addition of an off street parking facility and other amenities. The area needs a comprehensive program which will deal with all the problems of the area.
15. Priority: Low

B. Grove Hall

1. Description - Size - Location

Grove Hall is located in Model Cities near the Mattapan Line. The area is a primary retail commercial area in Model Cities second only to Dudley Station in size. Grove Hall although a community center has a large proportion of local retail uses; e.g., beauty shops, barber shops, grocery stores, local bars, etc. The area is served by community services; e.g., fire station, Roxbury service center, Model Neighborhood Board, Malcolm X Foundation, Youth Alliance, Furniture Stores, etc.

2. Types and Numbers of Stores

The Grove Hall area has one hundred and sixty-five addresses of which sixty-two are retail stores, fifty-nine are vacant, fourteen are offices, twenty-three are apartments and two are gas stations. The retail stores provide both local and community-oriented goods and services. The stores are furniture (4), Department (11), Restaurants (17), Liquor Stores (14), groceries (5), Beauty and Barber Shops (7), and a number of others.

These stores provide all the goods and services needed by the community.

3. Conditions

The Grove Hall commercial area is in poor condition and is declining. Fifty-nine of the one hundred and sixty-five stores are vacant. Most of these are in need of major rehabilitation before they can be rented. Many of the operating stores are in very poor condition and in need of major rehabilitation.

Grove Hall is not served by Rapid Transit. Proposals are currently being studied which would bring a trolley line from Dudley Station to Blue Hill Avenue. This would serve Grove Hall. Currently Grove Hall is dependent upon buses and private cars.

4. Parking

The available parking supply in Grove Hall consists solely of on street parking. The area suffers from traffic congestion resulting from

double parked and live parked cars. The demand for parking is such that an off street facility should be developed. Unfortunately, the area lacks available vacant land which could easily be converted into an off street parking area.

5. Evaluation of Viability

The Grove Hall commercial area is declining both physically and economically. Stores are closing and new stores are not coming into the area. Fifty-nine stores are currently vacant. A massive effort is necessary to revitalize the physical and economic base of the area.

6. Priority - Need - Effort

Grove Hall is an important community commercial center within Model City. The area has immediate need for improvement and revitalization. Unfortunately, A program which would only add cosmetics, trees, and other amenities would have little effect on an area such as Grove Hall. This area needs a comprehensive program which could reverse the current trends. Priority for the addition of street trees, lighting and amenities alone is low. The money and effort would be fruitless.

Grove Hall
Washington Street

2 Gas Station
3 Vacant
5 "
7 "
9 "
10 Funeral Home
11 Florist
15 Apartments
18 "
19 "
23 "
27 "
35 "
36 Fire Station
44 Modern Show Case Co. Mfg.
46 Laundry

Geneva Ave.

8 Horton Auto Body
9 Vacant
17 Apartments
21 Car Wash
23 Vacant
27 Residence
29 "
31 "

Geneva Avenue - continued

- 35 Vacant
- 41 Auto Body
- 48 Towel Supply
- 58 Laundry Supply
- 70 OIC Gas Station

Blue Hill Ave.

280 Vacant
287 "
297 Tavern
299 Cleaners
300 Vacant
301 "
301a "
303 Big Beorge Restaurant
303a Optometrist
305 Arabian Market
309a Variety
309b Vacant
311 "
311b "
312 "
314 Liquors
315 Vacant
316 "
317 Roxbury Service Center
318 Real Estate
320 Model Neighborhood Board
320c Banner Meat Market
321 Vacant
324 Robinson's Deli
328 Vacant
336 Realty
337 Liquors
338 "

- 338a Richdale Milk Co.
- 340 Vacant
- 340a Palmer's Beauty Shop
- 342 Miller Beauty Supply
- 344 Nursery School
- 345a Vacant
- 345c "
- 347 "
- 349 "
- 349a George's Shoe Service
- 362 "
- 367 Realty
- 368 Vacant
- 372a Temple
- 373 Residence
- 374 "
- 375 Malcom X Foundation
- 379 Residence
- 380 Youth Alliance
- 381 Vacant
- 385 Vacant
- 386b Barber Shop
- 386 Vacant
- 387 "
- 389 Barber Shop
- 390 Decco Beauty Supplies
- 391-392 Vacant
- 395 Akbar Deli
- 397 Church

Blue Hill Avenue (continued)

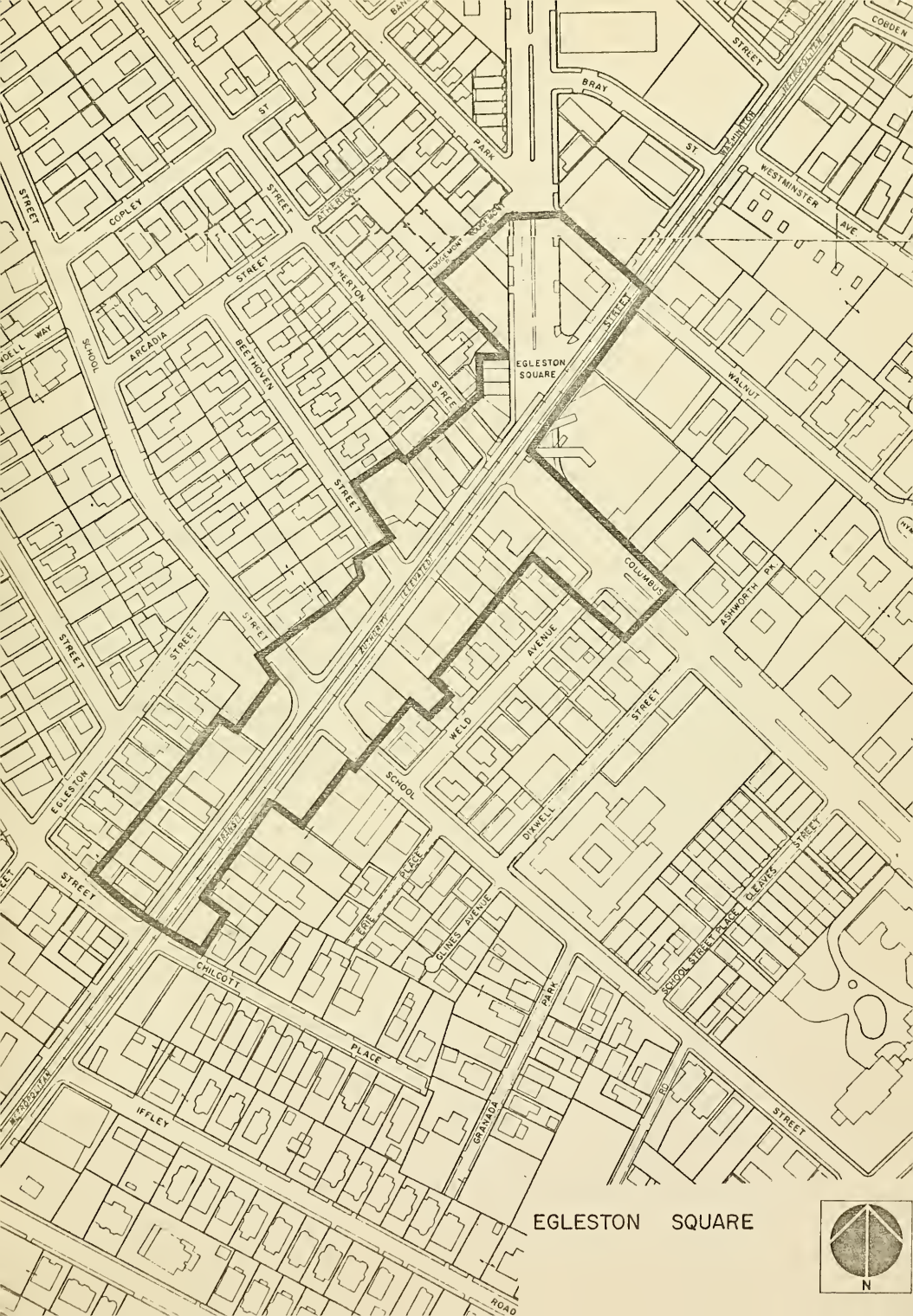
398 Vacant
398a "
400 "
404 Burke's Grocery
404a Residence
405 Vacant
414 Thompson Seafood
415 Realty
416 Store Books and Magazines
417 Cleaners
418 Vacant
423 Residence
424 Vacant
425 "
426 Barber Shop
427 Residence
428 Vacant
429 Dentist
432 Vacant
435 The Hickory Pit
436 Vacant
436a Omah's Barbeque
438 Chuck's Saloon
439 Columbia Floor & Home Co.
440 Glazer Hardware
441 Columbia Repairs
442 Universal Painting
444 Sub Shop

Blue Hill Avenue (continued)

- 445 Vacant
- 446 Locksmiths
- 447 Vacant
- 451 Burger Queen
- 452 Cleaners
- 454 Men's Bar
- 455 Vacant
- 456 "
- 457 Sub Shop
- 459 Vacant
- 460 Fiat Bldg.
- 461 Consumer Protection Center
- 463 Sheppard's Superette
- 466 Vacant
- 468 Jack's Furniture & Appliance
- 468a Vacant
- 469 Tung Bo Restaurant
- 471 Optometrist
- 472 Vacant
- 470 Grove Hall Cafeteria
- 473 Vacant
- 474 Boston Legal Aid
- 475 Vacant
- 476 Bakery
- 478 Vacant
- 479 Diner
- 480 Voter Registration

Blue Hill Avenue - continued

- 481 Vacant
- 482 Cohen's Furniture Mart
- 483-485 Jones Restaurant
- 484 Vacant
- 486 "
- 487 Liquor Store
- 488 Apartments
- 489 Shapiro's Drug
- 489a Tel O Dis Records
- 489b-491 Cleaners
- 490 Apartments
- 491a Sax's Sandwich Shop
- 493 Vacant
- 493a Vacant
- 495 Realty
- 496 Grocery Store
- 496a Residence
- 497 "
- 498 "
- 499 "
- 500 "
- 501 "
- 503 "



EGGLESTON SQUARE



Egleston Square

1. Number of Acres: Five
2. Existing Uses: Retail Commercial
3. Existing Parking Areas
 - a. Private - Donnelly Advertising Area
 - b. Municipal - None
 - c. Potential

3071 Washington Street

3088 Washington Street

4. Number of Retail Stores: Twenty-six
5. Number of Banks: None
6. Number of Offices: Two
7. Number of Apartments: Four
8. Number of Gas Stations: One
9. Number of Vacancies: Twenty-One
10. Total Number of Addresses: Fifty-Three
11. General Condition of the Area: Poor
12. Comments:

Egleston Square

1. Description - Size - Location

Egleston Square is small neighborhood commercial area located in Model City on the Jamaica Plain boundary. The area is very close to the Southwest Corridor. The square is formed by the intersection of Columbus Avenue and Washington Street. All but six (three of which are vacant) of the stores are located in a strip along Washington Street from Chilcot Place to Columbus Avenue. One side of Columbus Avenue forms the boundary of the Washington Park Project area.

2. Types and Numbers of Stores

The Egleston Square commercial area contains fifty-two addresses of which twenty-six are retail stores, two offices, four apartments, a gas station, seventeen vacancies and two other uses. The retail stores consist primarily of convenience good and services e.g. grocery stores, taverns, liquor stores, hardware store, fruit store, drug stores, five and ten, and the model neighborhood board and community improvement program office.

3. Conditions

The Egleston Square area is in very poor condition. The area is plagued by blight and deterioration. One of the primary contributors to the poor condition of the area is the elevated which runs along Washington Street and the MBTA Station and bus turnaround at Washington Street and Columbus Avenue. The number of bars three and liquor stores two also tend to downgrade the area.

The large number of vacant and boarded buildings is another major contributor to blight. Of the twenty one vacancies, only one appeared in rentable condition. The other buildings in the area are also in poor condition and in need of large scale rehabilitation.

The MBTA is planning to paint the elevated and to undertake improvements at the bus terminal. Safe streets is also considering installing new and improved street lighting in the area. The area has however a need for a

comprehensive program involving demolition, rehabilitation, new construction and capital improvements.

4. Parking

The numbers and types of operating stores in Egleston Square do not create a demand for off street parking. If on street parking were eliminated, a need for an off street parking facility would exist. The area is fortunate in that two vacant lots exist in the area and could easily be used for off street parking.

5. Evaluation of Viability

Egleston Square is not a thriving metropolis. Approximately half of the stores are vacant. All but one appears unrentable without major rehabilitation. Many appear blighted and deteriorated to such an extent that rehabilitation would be unfeasible.

6. Priority - Need - Effect

Egleston Square would not be greatly or even slightly improved by the mere addition of amenities and other cosmetic type improvements. The area needs a comprehensive program of improvements which would be quite expensive. Priority for cosmetic improvements is low as they would be ineffective in improving the area or in stimulating private enterprise.

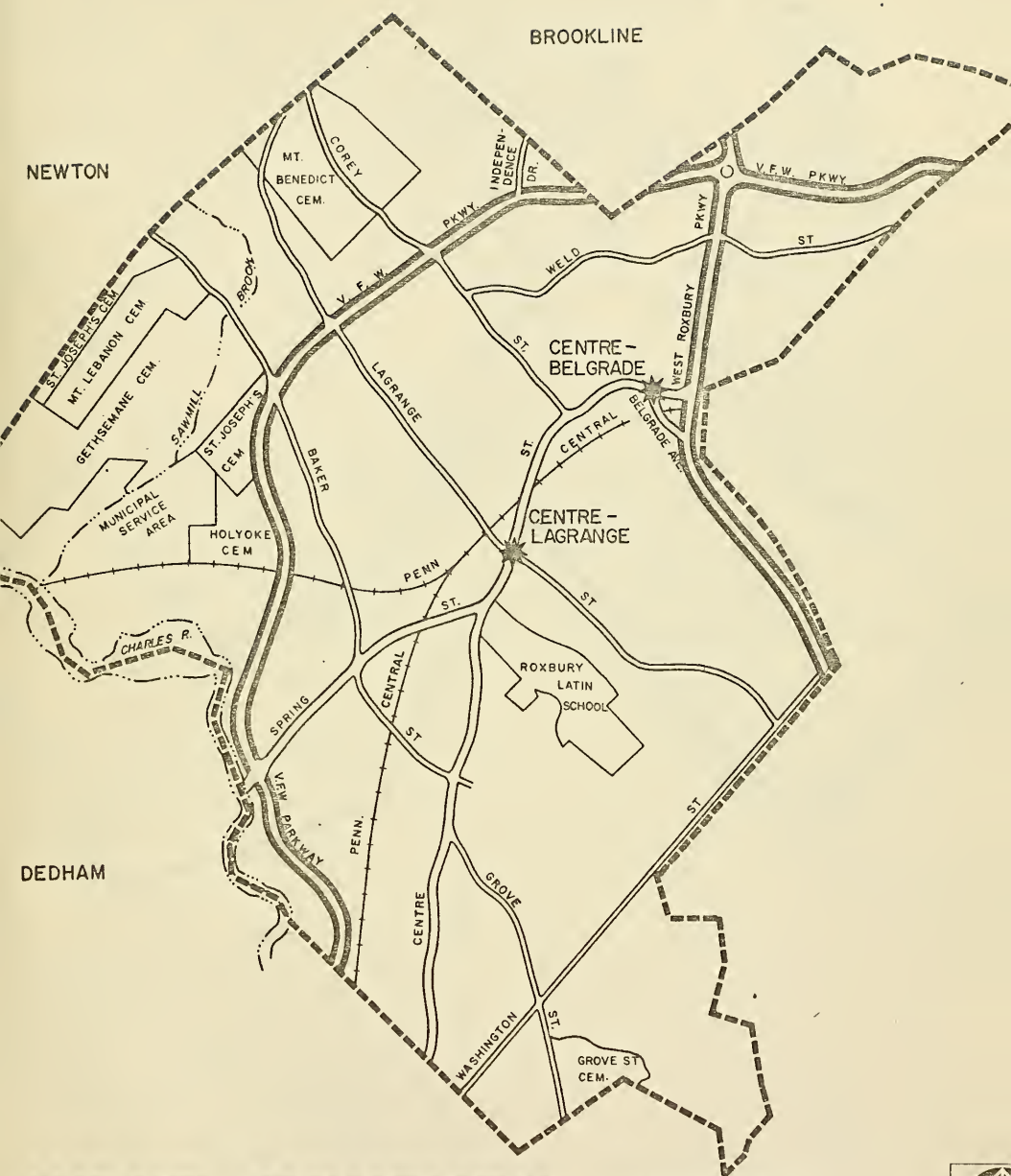
EGLESTON SQUARE

3065	Washington Street	Gas Station
3050		Bennett & Co.
3069	Vacant	
3070		MBTA Station
3071		Vacant Land
3077	Vacant	
3079		J.A. Smoke Shop
3081		Maurice Tavern
3082		The Plainsman Tavern
3086B		Egleston Liquors
3088		Vacant Land
3089		Cleaners
3090	Vacant	
3091	Vacant	
3092	Vacant	
3094	Vacant	
3095	Vacant	
3098		Egleston Cafe
3099		Lodgen's Market
3100		Chauncy Liquor Mart
3101		Reid Pharmacy
3103	Vacant	
3104	Vacant	
3104A	Vacant	
3105		Egleston Hardware
3106		Egleston Fruit
3107		Azians 5 & 10
3108		Luna Bakery

	Washington Street	
3109	Vacant	
3110	Vacant	
3111		Residence
3113		Azians 5 & 10
3114		State Surplus Dist. Food Center
3115		Raky's Spa
3117		Ray's Delicatessen
3117		Apartments
3118		Apartments
3119	Vacant	
3120		Barber Shop
3121		Model Neighborhood Board
3122		Cumberland Farms
3123		Apartments
3125		Sawyer Drugs
3127		Acme Services
3129		Laundromat
3134		Downelly Advertising
3135	Vacant	
3137		CIP
3139	Vacant	
3134	Vacant	
3140	Vacant	
3141	Vacant	
3145		Spanish American Foods

XVII. West Roxbury

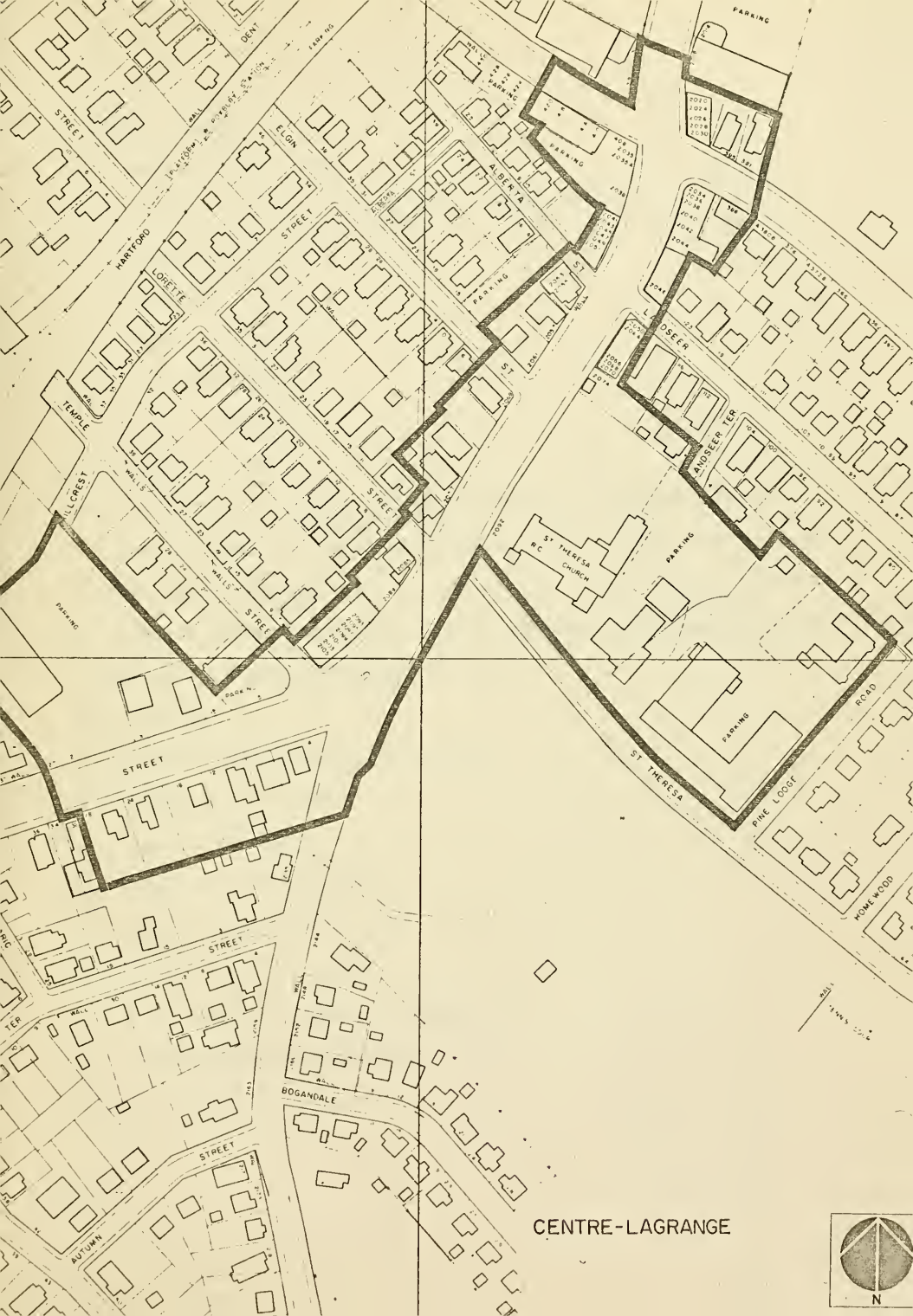
- A. Centre/Belgrade Avenue
- B. Centre/LaGrange



WEST ROXBURY

SHOPPING AREAS





CENTRE-LAGRANGE



B. Centre - LaGrange

1. Number of Acres: Seven
2. Existing Uses: Retail Commercial, Customer Parking
3. Existing Parking Lots: Two
 - (1) Private: Two
 - a. St. Theresa's
 - b. Blanchard's
 - c. Roche Bros.
4. Potential: None
5. Comments: This area is actually a continuation of the Centre Belgrade area and should be treated as such. However, the two areas have been separated because of the extreme length. The two areas if treated as one would extend from the West Roxbury Parkway to Spring Street, a distance of about one mile.
6. Class "B"
7. Number of Retail Stores: Fifty-four
8. Number of Banks: Four
9. Number of Offices:
10. Number of Apartments: Six
11. Number of Gas Stations: Five
12. Number of Vacancies: Two
13. Total Number of Addresses: Eighty-one
14. General Condition of the Area: Fair
15. Priority: High

Centre-LaGrange

A. Description - Size - Location

As already mentioned in the previous area, the Centre-LaGrange area is actually a continuation of the Centre-Balgrade area. The Centre-LaGrange area begins at Park Street and extend approximately one half mile along Centre Street to Spring Street. Within this half mile strip, seventy-seven stores, banks, offices and other uses are in operation.

B. Types and Number of Stores

Within this area are approximately fifty retail stores, four banks, twenty offices and apartments, five gas stations and two vacancies. This area alone supplies all the goods and services needed by the community and when combined with the Centre-Belgrade area becomes a relatively large and very viable commercial area. This area is served by two supermarkets, a department store, jewelry store, several shoe stores, dentists and doctors and a wide variety of other stores.

C. Conditions

The Centre-LaGrange area is in fair condition. The area has only two vacancies. The stores are all relatively attractive and in fair to good condition. The area does, however, have its deficiencies. The area has limited parking and a lack of amenities for shoppers.

D. Parking

There is no municipal parking area in the commercial district. The only available parking is private for customers only at the banks, Blanchard's and also at St. Theresa's. It appears that although limited the available parking is adequate as congestion only occurs when masses are held at St. Theresa's.

E. Evaluation of Viability

The Centre-LaGrange area is as is a viable area. The commercial district serves the community and actually functions as a continuation of the Centre-Belgrade area. Improvements, although not desperately needed to maintain or increase viability, would be very useful and beneficial.

F. Priority - Need - Effect

The Centre-LaGrange area if considered by itself does not have a pressing need for improvements. However, when combined with the Centre-Belgrade area, the need is intensified. Any improvements scheduled for either area should be located or dispersed in such a manner as to serve both areas. Thus the viability of both areas could be increased at amminimum expense to the city.

C
Centre/LaGrange

Centre Street, West Roxbury

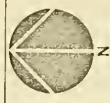
1898	Blue Hill Radio & Television
1899	Ladies Sportswear
1898b	Unicorn Book Shop
1900	Hope Cleaners
1902	Value Village
1904	W. R. Pharmacy
1905	New England Merchant's Bank
1906	Suffolk Franklin Savings Bank
1910-1912	House of Leslie Jewelry
1911	Residence
1914	Dixon Co. Department Store
1915	Gas station
1918	Pick a Dilly Shoe
1918	Mister G's Fashions
1921	Gas station
1931	Roche Bros. Supermarket
1940	Fire Station
1942	Gas station
1946	Centre Vue Restaurant
1948	Crystal Cleaner
1950	Vee's Laundry
1952-54	Larry's Beauty Salon
1963	Congregational Church
1961	W. R. Bunch B.P.L.
1970	U. S. P. O.
1977	Beauty Salon

Centre Street, West Roxbury

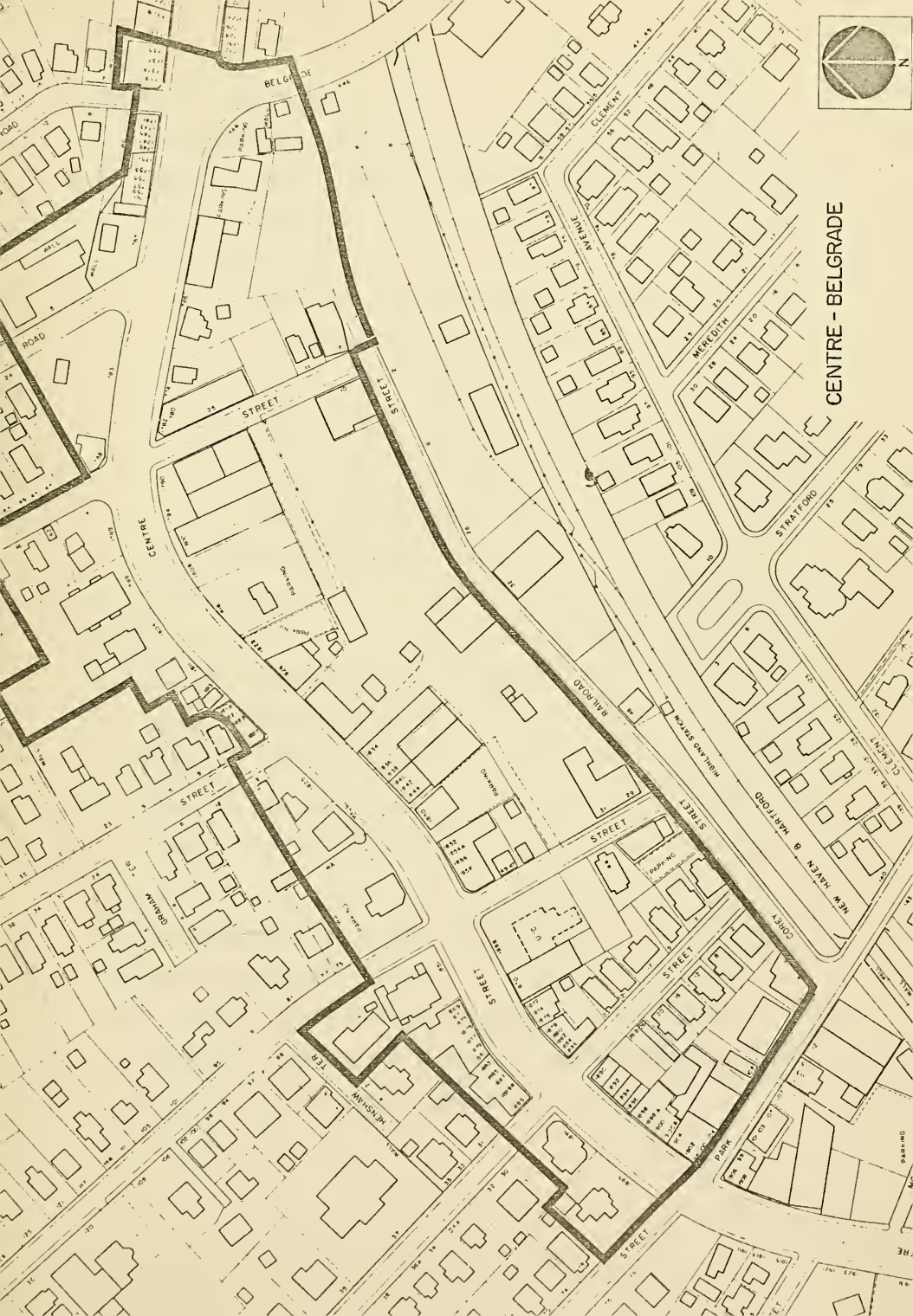
1980	Boston Aid to the Blind
1985	Friendly's Ice Cream
1988	Residence
1990	Residence
1996	American Legion Hall
2000	Funeral Home
2009	Capitol Markets
2012	Physician
2020	Wells Auto Dealers
2022	La Grange Barber Shop
2024	Royal Aluminum Co.
2025	Cemetery
2026	A & A Decorators
2029	Gas station
2030	W. R. Spa
2034	Cronin's Pub
2036	Harris Paint & Wallpaper
2038	Tailor
2040	Lena's Sub Shop
2042	Carousel Coiffures
2043	Joes Barber Shop
2044	Radio & Sales Service
2045	Land of Music
2046	Tailors & Cleaners
2047	Mobliver Credit Union
2049	Cold Moon Restaurant

Centre Street, West Roxbury

2050	Credit Union
2052	City Lock Co.
2054	Vacant
2055	Conley Funeral Home
2056	Donut Shop
2057	Dentist
2060	Travel agent
2061	Gas station
2064	Medical Supplies
2066	Shoe Repairing
2069	Residence
2070	Regan's Pharmacy
2071	Exterminators
2074	Joyce realty
2075	Dentist
2077	Residence
2078	St. Theresa's
2081	Dentist
2085	Realty
2085a	Residence
2087	Dentist
2091	Insurance
2091a	Barber Shop
2093	Odds & Ends Shop
2095	Glen Beauty Salon
2101	Sunny Cleaners
2101a	Eastern to Service
2103	Security Alarm
2105	Burke's Pharmacy



CENTRE - BELGRADE



D. Centre-Belgrade

1. Number of Acres: eleven
2. Existing Uses: retail commercial, customer parking
3. Existing Parking Lots: Six
 - 1) Private: six
 - a) Corner of Centre and Belgrade. 2,250 SF
 - b) Next to 1766 Centre. 2,500 SF
 - c) 1822 Centre. 2,500 SF
 - d) 1816 Centre. 2,500 SF
 - e) Behind 1850 Centre. 2,500 SF
 - f) Next to 1851 Centre. 4,000 SF
 - 2) Municipal Short term on street.
4. Potential: none
5. Class: "B"
6. Number of retail stores: sixty three
7. Number of banks: four
8. Number of offices: fourteen
9. Number of apartments: two
10. Number of gas stations: four
11. Vacant: six
12. Total number of addresses: ninety five
13. General Condition: Fair
14. Comments: Centre Belgrade is a long linear area in fair condition. The area has a rather serious shortage of available parking and amenities for pedestrians and shoppers.
15. Priority: high

Centre-Belgrade

1. Description - Size - Location

The West Roxbury commercial shopping area is located on Centre Street from the V.F.W. Parkway to Spring Street a distance of more than one mile. For convenience this area is treated as two areas:

1. Centre-Belgrade from the V.F.W. Parkway to Park Street.
2. Centre-LaGrange from Park Street to Spring Street.

Each area is approximately one half mile and has approximately the same number of stores. Each area alone classifies as a Class "B" commercial area and when combined the two become one (rather large class "B" commercial area).

2. Types and Numbers of Stores

The Centre-Belgrade area has approximately sixty-five retail stores, four banks, fifteen offices and apartments, four gas stations and a number of other uses. The area supplies all the basic goods and services needed by the community. There are several supermarkets, department stores, clothing stores, banks, beauty shops, barber shops, appliance and specialty shops. Several doctors' and dentists' offices are also located within the area as is the Little City Hall, Police Station and School Department.

3. Conditions

The area is generally in fair condition. There are a few vacant buildings in the block where the automobile showroom was. The area as noted is a long strip commercial area and as such has the typical deficiencies, found lacking in most strip commercial areas, inadequate and inconveniently located parking and a lack of amenities for shoppers.

4. Parking

The Centre-Belgrade area has approximately 16,250 SF of available parking. This is primarily for bank and Macy's customers additional parking is found on the street. The area has a need for additional off-street parking.

Currently, the area is not served by rapid transit. However, when the Orange Line is extended, a stop will be constructed behind Centre Street. This will necessitate the construction of a park and ride facility. This facility will be in proximity with the Centre Street business district and should be large enough to accommodate commuters and shoppers. This would be a major step in eliminating the parking problem on Centre Street. Possibly, such a facility could be built prior to the actual extension of the Orange Line.

5. Evaluation of Viability

The Centre Belgrade area is a viable area serving the West Roxbury community and residents from nearby Hyde Park and Roslindale. The physical areas are in fairly good conditions and should remain so. However, the area does lack amenities and parking for shoppers. The addition of such necessities, will enhance the area and increase its viability.

6. Priority - Need - Effect

The addition of need improvements, such as new and improved street lighting, increased off-street parking, neckdowns, benches and other amenities will have a visible positive impact on the area. The cost of such improvements should not be prohibitive. If a park and ride facility were constructed, state funds could be used to defray the cost. The other improvements might be undertaken by the City. The Centre-Belgrade area has a need, the improvements will be beneficial and visible and the cost not prohibitive. Therefore the priority of this area should be fairly high.

CENTRE/BELGRADE

Centre St. West Roxbury

1723	Centre Stationary & Typewriter
1724	Joe's Barber Shop
1725	Laundry
1726	Tailor
1727	China Gold Restaurant
1729	Kenney's Drug Store
1730	Real Estate
1731	Beauty Salon
1732	Charlies Lunch
1733	Laundry
1733	Vacant
1737	Parkway printing
173A	Tropical Fish
1739	Delicatessen
1741	Vacant
1743	Sub Shop
1744	Gas Station
1745	B & M appliance store
1747	Beauty Store
1751	Candy Shop
1752	Flowers by David
1753	Luncheonette
1754	Office Supply
1755	Beauty Shop
1757	Barber Shop
1759	Gillis's Liquor

CENTRE STREET WEST ROXBURY

1761	Christos Pizza
1764	Plumbing & heating
1764A	Beauty Salon
1765	Police Station
1766	Lawyer
1774	Vacant
1779	Gas station
1780	Vending Machine
1783	Telephone Answering Service
1783	Hair stylist
1785	R der Technical Institute
1789	Gas station
1790	Toyota Showroom
1799	Apartments
1800	Laundry
1803	Funeral Home
1811	Dentist
1815	Real Estate
1816	Gas Station
1819	Barber Shop
1821	Barber Shop
1825	Vacant
1826	Macy's Liquors
1827	H & R Block
1828	Armin's Rug Mart
1829	Pizza

CENTRE STREET

1831	Gas station
1832	Hardware
1834	Retail Shoes
1834	Bowling
1836	Restaurant
1838	Salon Estetica
1839	Residence
1840	Bulfaro Shoes
1841	Dentist
1844	Tailor
1850	National Shaw ut Bank
1852	Rob Roy Florists
1854	Deene's Bakery
1857	First National Bank
1858	Enst's Drugs
1859	Unitarian Church
1860-62	Insurance
1861	City School Department area 5
1866	Beauty Shop
1868	Workingmen's Cooperative Bank
1869	Optometrist
1870	Decelle Inc. Department Store
1870	John Hancock
1871	Atlas Paint & Supply
1872	Baskins Robbins Ice Cream
1874	Pierce Block
1876	Restaurant

CENTRE STREET, WEST ROXBURY

1877	Beauty Shop
1878	Nicholas Hair Design Beauty Shop
1879	Vacant
1880-82	W.R. Food Shop
1881	Donut Shop
1883-85	Centre Lunch
1887	Barber Shop
1887	Vacant
1889A	B & A Carpet & Linoleum Sales
1890	Realtors
1890	Kennedy & Co. Dairy Products
1891	Brook Discount Store
1892	Consumer Value Stores
1894	Lindin's Men's Apparel
1895	Boston Five Cent Savings Bank
1896	Shoe Flair Shoe Store



